

# Real Estate Record and Builders Guide

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Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

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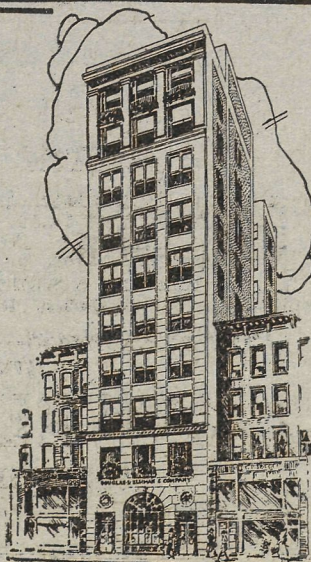
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# EDITORIAL

## Recount Unnecessary

Giving full weight to the findings of the Mayor's Committee on Census it does not appear necessary to have a recount of the population of Manhattan nor of the whole city by the Federal authorities. Taking the gain in the 113 enumeration districts just recounted as indicative of what might be expected if a new census were taken, the addition to the total number of residents would still leave New York short of the six millions so confidently predicted as the probable figures for 1920.

The Federal census gives the city's population as 5,621,151. The Mayor's Committee deduces from its investigations in less than one-tenth of the census districts in Manhattan that the Federal enumerators overlooked 57,836 people in Manhattan alone. This is about two and one-half per cent. of the official population. If the same ratio of error extended over the five boroughs the Federal count should have given 5,761,679 as the population of this city. This is so far short of the fondly anticipated and ardently-longed-for six millions as still to leave those who will not be satisfied until that figure is reached with considerable reason for dissatisfaction.

Without attempting to guarantee the accuracy of the Federal count is it noteworthy that the population of Philadelphia increased at practically the same ratio as that of New York, while Chicago showed an increase only a small per cent. higher, as was to be expected of a city farther west, where the greatest gains in the twenty large cities were made. Cleveland, Los Angeles and Detroit had increases running from 42 and 80 per cent. up to 113 per cent.

An error of two and one-half per cent. even if proved, would not be of tremendous importance. It would not account for New York's failure to reach six millions. Federal estimates of the entire population of the country indicate that the growth in the last ten years was not so rapid as in former decades and the reasons are obvious. They apply as well to this city as to other sections.

Let's accept the figures as the rest of the world will and do our utmost to make up the shortcoming before the next census is taken by providing the necessities for living that will result in bringing into the city more and more people who may find here all that makes life worth living.

## Returning to Sane Principles

Another sign of the times is to be found in the decision of the United States District Court authorizing the Consolidated and other gas companies to charge \$1 per thousand for gas, beginning this month. The really important feature of the decision lies not in the fact that the companies have been given permission to raise their rates, but rather in the fact that the courts have displayed the courage to give these corporations a

square deal despite political and public clamor.

When the eighty-cent gas law was enacted about fifteen years ago conditions in the gas-producing business were vastly different from those existing today. It was contended by the companies at that time that the new rate was confiscatory, but this claim later was rejected by the courts. During the last two years, however, the gas companies have had to face the same general rising cost as have other public service corporations and private business concerns of every character. Under these circumstances they have been able to convince the Federal District Court that the eighty-cent rate now actually is confiscatory, and Judges Ward, Mayer and Knox have resolutely taken the position that the companies cannot be compelled to furnish their product at a fixed price which is shown to be less than present actual cost. Political demagogues too often have been successful in their efforts to make capital by loose attacks on legitimate business enterprises, and the decision of the Federal Court in the present gas controversy should have an instructive and a reassuring effect.

This decision as a matter of course will be carried to the Supreme Court of the United States and the added price authorized by the District Court will be set aside pending this final decision. If the Supreme Court ultimately sustains the view of the District Court that the eighty-cent rate is confiscatory the companies will have won a deserved victory. If, on the other hand, the final decision is against the higher rate, the extra funds collected from the consumers will be returned to them.

Vast sums are involved in this litigation but the amounts involved have no real bearing on the merits. The gas companies should not be expected to deliver a dollar's worth of gas for eighty cents any more than a storekeeper should be asked to give a dollar's worth of goods for eighty cents or a workingman a dollar's worth of work for eighty cents. Judging from the profiteering in evidence on all sides storekeepers are not disposing of their goods at eighty cents on the dollar and the mass of evidence is that workingmen are not giving a dollar's worth of work for eighty cents.

Unjustifiable attacks on public-service corporations have become too popular as a pastime of demagogues and the decision in the Consolidated Gas case should have a sobering and helpful effect.

## Municipal Buses

A court order signed by Supreme Court Justice Gavegan temporarily restrains the city from issuing \$1,000,000 in tax notes for the purchase of the 200 motor buses authorized by the action of the Board of Estimate on March 12 last.

Justice Gavegan's order was the result of an action begun by Edward Schafer, taxpayer, a broker at 120 Broadway, to prevent illegal use of the city's funds. The order, while it restrains Commissioner of Plant and Structures Whalen, in whose hands the purchase and operation of the new buses was to be placed, does not



enjoin the city authorities from permitting city employees to assist or supervise the operation of bus lines in existence.

Justice Gavegan stipulated that the city was to be "without prejudice" in petitions to modify the order should circumstances arise which would cause a crippling or breakdown of the street railroad facilities.

It was the avowed intention of the municipal authorities to provide these buses for service when the surface cars were eliminated from the streets. These surface lines have suffered largely through the antagonism developed between the transportation lines and the city

administration over the question of increased fares. To put into operation the theoretical municipal ownership of intramural lines there has been too much disregard of the rights and interests of the traveling public. Justice Gavegan's order is another step in the direction of fully safeguarding these interests. In addition to the saving of this taxpayer's money it is in line with the policy advocated by the Record and Guide that instead of trying to prevent the successful operation of existing lines the city authorities should apply themselves to the business of making the service on these lines even more satisfactory to the public.

## Real Estate Board's Program For New Membership

**S**UPPLEMENTING a recent statement in relation to the need for the widest measure of cooperation among property owners in New York City, Stephen H. Tyng, president of the Real Estate Board of New York outlines the first steps in a comprehensive programme of reorganization and expansion by the Board. Mr. Tyng says:

"Taxation and various State and City activities are pressing upon real estate.

"The City Budget this year is approximately \$274,000,000. Next year the Budget will be about \$300,000,000. The tax rate this year is the highest in the city's history. Next year probably it will be 3 per cent. State expenditures are increasing at an alarming rate.

"The recently enacted rent laws have virtually placed the control of residence property in the hands of the Municipal Court judges. Similar legislation directed against business property was with difficulty defeated at the last legislative session and will probably be revived at the next one.

"Not only are the difficulties of property owners being increased through State and local agencies, but Washington is directing its attention to real estate, with various proposals for taxation. The surtax on real estate profits under the Federal Income Tax Law is outrageously high. The excess profits tax falls heavily on corporations. The income tax on mortgage interest is drying up the sources of mortgage money and creating a grave situation both as to business and residence construction.

"Every owner of real property is interested in these matters. The better informed are gravely concerned about them. They realize that a serious situation exists—one that threatens the investment value of real estate; and they would like to be helped in this grave crisis, for individually they are helpless.

"The Real Estate Board of New York proposes to provide this help if these individuals and corporate owners will do their share.

"Realizing that its past and present efforts—commendable as they have been with the more or less limited financial resources at its command—the Real Estate Board of New York proposes to build upon the existing foundation, to organize and equip the bureaus necessary to furnish adequate service to every branch of real estate and related interests.

"These burdens to function under (a) The Board of Governors, (b) The Executive Committee, (c) The Executive Secretary, are:

1. Bureau of Information and Research.
2. Bureau of Membership.
3. Legal Bureau.
4. Bureau of Brokers' Affairs.
5. Bureau of Publicity.
6. Bureau of Office Manager.
7. Bureau of Technical Advice.
8. Bureau of Building Management.

"The three first mentioned will be definitely established on August 1, and the others as rapidly as possible.

"Federal Legislative service will be supplied by a new bureau about to be established at Washington by the National

Association of Real Estate Board, of which the Real Estate Board of New York is a member and to which it is pledged to make a substantial contribution.

"To carry out the Bureau plan in its entirety the prompt and generous cooperation of those whose interests are threatened by existing conditions is required. The Board of Governors is giving a great deal of time to the matter. The Executive Committee and the Committee on Sustaining Membership are cooperating on the details. The latter committee, recently appointed, includes Mr. Laurence McGuire, chairman; Mr. Walter Stabler, Mr. Robert E. Dowling, Mr. Mark Rafalsky and Mr. H. H. Murdock. It is about to call on those who have large interests involved to join with the Real Estate Board of New York in building up a thoroughly equipped efficient organization. This they can do by responding to the invitation to become Sustaining Members.

"Members of the Real Estate Board also should feel a keen personal interest in helping to build up Active and Active-Associate memberships.

"The Board of Governors regards this as the property owners' great opportunity and looks confidently to their hearty cooperation."

**T**HE Citizens' Transportation Committee has made public a declaration of its future policy and activity in the fight of the city's commercial interests for uninterrupted transportation service, regardless of labor troubles. The declaration was framed at a meeting of the committee at the Woolworth Building.

"In order to keep open the channels of commerce," says the declaration, "and to have available at all times transportation and trucking facilities to render adequate and impartial service, we recommend:

"First—That the Citizens' Trucking Company continue its present trucking service for such period as may seem necessary and desirable to secure this end.

"Second—That the committee encourage and promote the establishment of other independent trucking agencies committed to the impartial service of the public.

"Third—That the committee believes it desirable to secure a clear definition from the court of last resort as to the obligations of common carriers and their employees to serve the public without discrimination."

**I**N the East 42d street section the properties at 216 to 224 East 42d street, between Third and Second avenues, have been purchased by the Hup Realty Company, of which J. C. Hupfel is president. The two loft structures at 216 and 218 were bought from Frank Dobson, the four-story building at 220 from George McLeod, and from Mrs. Babette Gussow the five-story hotel and four-story building at 222 and 224 were acquired. The purchasers now control a plot of 125 feet on 42d street. The buildings will be reconstructed from plans by Maynecke & Franke, architects, to meet the demand in the Grand Central zone for office space and loft use, and will be ready for occupancy early in the fall. Henry Hof was the broker in assembling the plot.



# REAL ESTATE SECTION

## “Co-ordinate” Insurance Clause Held to Be Null and Void Decision by Appellate Division in Fire Insurance Case of Great Importance—Appeal Pending in Court of Appeals

**B**ECAUSE of widespread interest among property owners and real estate interests generally regarding the right of a fire insurance company to pay only a percentage of the face value of a fire insurance policy when the insured is damaged by fire instead of the full amount the Record and Guide publishes herewith the decision of the Appellate Division of the Supreme Court, First Department, in the case of Theodore Durham, plaintiff respondent, against the Stuyvesant Insurance Company of the City of New York, wherein the Court decided that a co-ordinate or “percentage” clause is null and void in a fire insurance policy in this state. The decision, which was handed down in April last, has just been made public. It was written by Mr. Justice Finch, the other justices concurring.

The policy in question covered a consignment of flour; and it was known as a “floating policy,” covering the particular merchandise whether on a train, boat or in a warehouse. The flour happened to be in a warehouse when damaged by fire. At the trial of the case in the first instance the defendant insisted there were no questions of fact or evidence in support of the plaintiff’s contention, whereupon the plaintiff moved for the direction of a verdict in his favor, which was granted.

There were only two questions before the Appellate Division; first, whether the plaintiff owned the property destroyed; and, second, whether the co-ordinate clause of the policy was applicable, in which latter event the defendant’s liability would be reduced. The flour was in the warehouse charged to the account of the plaintiff and therefore, says the Court, title vested in plaintiff.

The substantial part of the decision of the Appellate Division is that the Legislature of 1917 amended Section 121 of the insurance laws providing for a new standard form of fire insurance policy and also provided that “no other or different provision, agreement, condition or clause shall be in any manner made a part of such contract or policy or endorsed thereon or added thereto or delivered therewith,” except as follows: “the extent of the contribution to be made under the policy in case of loss or damage; any other matter necessary clearly to express all the facts and conditions of insurance on any particular risk. Provided, however, that no such agreement or rider shall be inconsistent with or a waiver of any of the conditions or provisions of the standard fire insurance policy hereby established.”

The standard form, says the Appellate Division, provides for no co-insurance clause, but the defendant contends the same is authorized under subdivisions 3 and 4, above quoted. The plaintiff respondent argues that said clause is inconsistent with the standard policy called for by the law. The latter contention is correct, says the Court, since the policy without said clause provides for payment of a loss in the ratio that the face amount of all insurance bears to the amount of the loss irrespective of the value of the property; on the other hand, when a co-insurance clause is read into the policy the company’s liability is determined by the ratio which the face amount of the total insurance carried bears to the value of the property.

“In other words,” says the Court, “generally stated, in the absence of a co-insurance clause the insured collects his whole loss if that does not exceed his insurance and his whole insurance if that does not exceed his loss.

“In consequence the language of subdivisions 3 and 4 can-

not be held to allow the inclusion of a co-insurance provision because inconsistent with the provisions of the standard policy.

“Moreover,” says the Court, “no approval has been given by the Superintendent of Insurance of the state to the addition of the co-insurance clause in connection with the standard form of policy adopted by the amendment of 1917. He gave his approval only in connection with the old form, which was discarded and became inoperative by the amendment.”

Judgment affirmed with costs.

An appeal from this decision to the Court of Appeals is pending.

Mr. William B. Ellison, when spoken to regarding the suggestion that if necessary the Legislature of this State will be asked to give validity to the clause in question, said:

I have for years been of the opinion that the Legislature alone had power to validate the special clauses used in connection with the standard form.

If my memory serves me correctly, the original policy was prepared in 1886 by the Board of Fire Underwriters acting in conjunction with the Superintendent of Insurance; and as thus prepared, filed in the office of the Superintendent or the Secretary of State—at the moment I do not remember which. Objection was raised immediately that the Legislature could not delegate its powers to the Board or to the Superintendent; and thereupon, the policy as so prepared and filed was given direct legislative sanction or confirmation in 1888.

Provision was made for the filing of special clauses by the Board of Fire Underwriters with the approval of the superintendent, and their use then authorized. The same objection applied to the special clauses that had been raised against the original policy, viz., that the Legislature could not delegate its powers so far as these clauses were concerned, any more than it could as to the main body of the policy.

So far as I know, the question never was raised directly, and there was a general acceptance of the situation.

Personally, I have always doubted the validity of these clauses as illegal delegations of legislative power; and I am of the same opinion still.

Then followed the adoption of the new standard form in, I think, 1917, with similar provisions for the filing and approval of special clauses; and my information is that these clauses to be used in connection with the new form have not even been approved by the Superintendent. Furthermore, my view is, that if approved, they have no validity, being within the criticism of an illegal delegation of legislative authority.

This situation relegates us to the legislature again, for such relief as public interests may require; and I believe that the question should be presented as early as possible. There are a number of other questionable features of the present standard form that may well receive the attention of the Legislature at the same time; and many amendments may well be made in the public interest. All of these may be accomplished when once the subject is brought before the Legislature.

Five hundred members of the Fifth Avenue Association have requested the Association to take up the matter of opening a roadway on the easterly side of the Grand Central Station in order to eliminate the extremely dangerous congested traffic points on 45th street between Vanderbilt and Lexington avenues.



# Public Auction of 1492 Lots in Best Section of East Bronx

Property Held by Eastchester Company To Be Sold to Settle Estates of the Late Lawrence E. Sexton and Charles D. Cook

**H**ARVARD UNIVERSITY as a beneficiary under the will of the late Lawrence E. Sexton of New York, a member of the Bar, will participate in the proceeds of the sale of a large and valuable tract of real estate located in the East Bronx, and belonging to the Eastchester Company in which Mr. Sexton held a substantial interest, all of which he bequeathed to Harvard.

The interests of Harvard University are represented by Emmett, Marvin & Roosevelt, attorneys. Other interests in the sale are represented by Anderson & Anderson, Harris & Harris, Louis B. Hasbrouch, and Edwards S. Childs, attorneys.

The Eastchester Company was formed in 1906, and incorporated in 1911. The property now to be sold was purchased almost fourteen years ago by the several prominent New York business and professional men by whom the Eastchester Company was formed. The property must now be sold to settle the estates of the late Lawrence E. Sexton, and the late Charles D. Cook, who formerly was President of Tiffany & Company, who have died since the original company was formed.

The property comprises 1,492 lots forming the heart and centre of one of the most promising sections in the East Bronx—the district bounded by the Bronx and Pelham Parkway, Gun Hill Road (210th street), White Plains Road, and Eastchester Road—and is to be sold at absolute public auction, for whatever the lot may bring, regardless of value or price, by Joseph R. Day, auctioneer, on Tuesday, July 13, at 12 o'clock noon, in the Real Estate Exchange Salesroom, No. 14 Vesey

"Following close upon the heels of the recent successful sale of the Burke Foundation lots, in the same section of the Bronx," yesterday said Mr. Day, "the Eastchester Company sale, on July 13, presents to lot buyers the opportunity to purchase lots acquired about fourteen years ago by some of the shrewdest and most prominent business men of New York, who since have paid all the heavy carrying charges and who now must sell the property without regard to its present valuation or the high cost of holding it for fourteen years.

"This property is to be sacrificed now for whatever it will bring, and, because of the low prices at which lots have been

selling recently, I very much doubt that the total obtained at the forthcoming sale will even equal the price paid for the property originally, much less the total of the original investment and the cost of carrying it since."

The Eastchester tract when purchased was just as Nature had created it, and minus all improvements. Since the date of purchase the New York, Westchester & Boston Railroad has been extended diagonally through the property, with stations established at Gun Hill Road (210 street) and at the Bronx and Pelham Parkway. Within easy walking distance also is the White Plains Road subway, with stations at Allerton avenue, Burke avenue and Gun Hill Road.

A most important municipal improvement is the construction of an immense trunk sewer, which now is being laid directly through the property. This huge improvement is the outlet sewer for this entire section of the East Bronx, and is a most important development, as a sewer is the principal requisite of building. The N. Y., Westchester & Boston Railroad runs directly through the center of the property, from southwest to northwest.

In addition to its extensive frontages on the North, in Gun Hill Road and Burke avenue, and, on the East, in Eastchester road, the property extends, on the South, to beyond Mace avenue, to within about two blocks of the Pelham Parkway; also, on the west, to within about two blocks of Laconia avenue.

The principal thoroughfares in which the Eastchester company property has its frontages, are: Gun Hill Road, Eastchester Road, Burke avenue, Allerton avenue, Mace avenue, Hering avenue, Tenbroeck avenue, Pearcall avenue, Throop avenue, Wilson avenue, Young avenue, Fitch avenue, Seymour avenue, Morgan avenue and Fenton avenue.

In order to sell this large property in the present lot market, the executors and attorneys for the interests involved have agreed to leave 50 per cent. to 70 per cent. of the purchase price of each lot on mortgage for one to three years, at 4½% to 5½%; or to accept 10% on the day of sale, 10% in thirty days, and the balance in twenty-four equal monthly payments.

## Plan for Final Disposition of Garbage and Waste

**F**OR a number of years there has been great difficulty in arriving at any satisfactory arrangement for the proper final disposition of garbage and trade waste. This situation which had become serious within the past few months is to be remedied in the near future.

The Mitchell administration sought to settle the question by establishing a plant on Staten Island. Local opposition caused the abandonment of this plan and the old plan of taking part to the sea and part to Barren Island, under a day by day contract, was resumed. When the present administration came in a contract was let for final disposition leaving its disposal entirely to the contracting firm.

When the war came on in 1917 the difficulty of obtaining at and reasonable price, labor or tugs, or scows, the contracting firm was forced into bankruptcy. The city seized part of the property of the contracting company which happened at the time to be located in New York City but was unable to get the greater part of the apparatus as that had been sent over to New Jersey. The City operated the part it had seized and then made a contract with Rogers and Haggerty. The price paid them was so high that after a while the city was compelled to cancel this contract and for several months during the present year the city was compelled to rely entirely on its own limited means of disposing of the garbage, ashes and trade waste.

A new contract has been made with Rogers and Haggerty and they have agreed to furnish up to sixteen scows a day which can be either towed to sea or unloaded at several points fixed by the Street Cleaning Commissioner, one of which is at Bergen Point, New Jersey, another at Howland's Hook, Staten Island, and another at Rikers Island.

The City has appropriated money for the purchase of complete equipment at Rikers Island and has also appropriated \$650,000 for the purchase of sea-going scows. It has authorized the purchase of sufficient equipment to handle the question of snow removal and has made a contract for another year with a contracting firm to supplement, where necessary, the City's own snow removal force.

In March, a Committee of the Real Estate Board took this matter up with the City authorities. A representative of the Real Estate Board has attended all the meetings between the contractors and the City and the meetings of the Committee on Finance and Budget and the Board of Estimate and has aided the City in every way it could in settling this matter satisfactorily.

The present administration is practically committed to the municipality's taking care of the removal of all garbage, ashes and trade waste and as soon as its purchases have been delivered and its equipment completed, the matter will be satisfactorily taken care of.



# Times Sq. Theatre and Office Building to Cost \$1,000,000

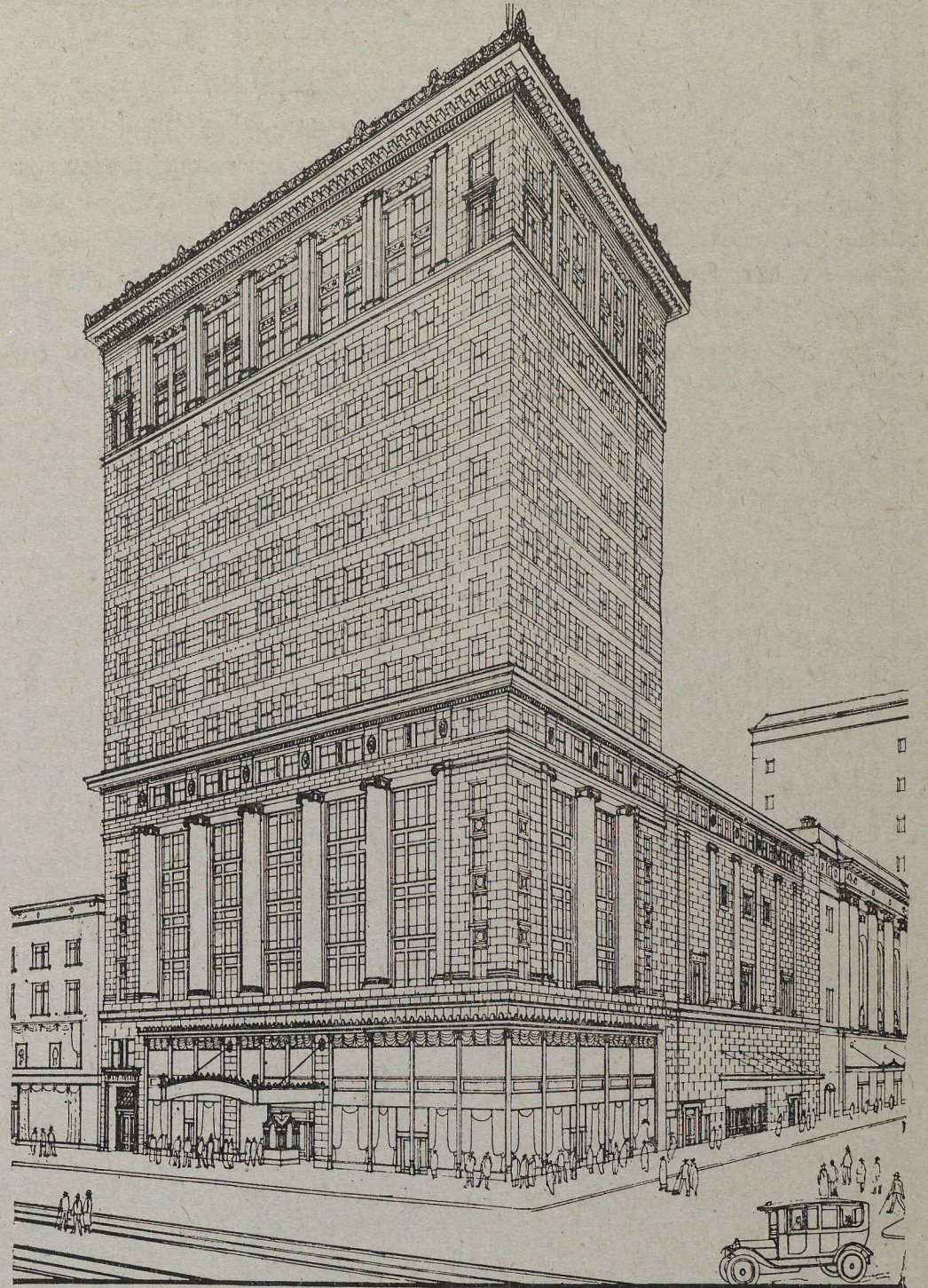
## Handsome Structure for Marcus Loew Interests, from Plans by Thomas W. Lamb, Will Be a Small City in Itself

**A**CTIVE construction is now underway for what is conceded to be one of the largest building operations ever planned for Times Square. This project involves the erection of a handsome combined theatre and office building at 159 to 177 West 45th street, running through the block to 158-164 West 46th street, for the Marcus Loew Realty Corporation. The building is being constructed under a general contract by the Fleischmann Construction Company, from plans by Thomas W. Lamb, architect, and will be as perfect as advanced ideas and long experience in the planning and management of operations of this character can make it. The operation represents an investment of considerably more than \$1,000,000, exclusive of the rental of the property.

This structure, towering far above Broadway, with a theatre that will compare favorably in size, beauty and cost with any other theatre in the world, will occupy an irregular plot, having dimensions of 120 by 186 by 200 by 86 feet. By virtue of its size, up-to-date appointments and generally favorable location this structure is likely to become the centre of activity in the Times Square district, and as a result the stores, offices and other rentable space in the building will be extremely attractive.

The theatre itself, with a main lobby running through the office building, will embody a number of beautiful and unusual features in design and appointments. This theatre will seat 4,000 and there will be a lounge, smoking room and other features common to all buildings of this type. The office building, which will be the tallest on Broadway north of 43d street, will be constructed over and in front of the theatre, and in its management and conveniences for tenants will compare favorably with any purely commercial enterprise in this city.

Although construction cannot be completed for many months applications for space in these stores and offices total more than the entire rentable area, and it is the intention of the management to lease shop and office space only to individuals and firms of the highest character. A large percentage of the space in this building has already been leased for long terms to firms of national reputation.



Thomas W. Lamb, Architect.

PROPOSED THEATRE AND OFFICE BUILDING ON BROADWAY.

### Judge Francis Key Pendleton in Title Company

**P**RESIDENT HARRY A. KAHLER, of the New York Title and Mortgage Company, 135 Broadway, announced yesterday that former Supreme Court Justice Francis Key Pendleton had been added to the Board of Directors. He was nominated for vice-president on the ticket with George B. Mc-

Clellan and was later minister to Germany. His mother was Alice Key, daughter of Francis Scott Key, author of the Star Spangled Banner.

Judge Pendleton was graduated from Harvard and Harvard Law School, and was admitted to the bar in Ohio in 1875. He then came to New York and in 1907 was appointed Corporation Counsel. Soon thereafter he was elected Justice of Supreme Court for the term ending next year. In April, this year, he resigned from the bench to re-enter active law practice. His firm is Pendleton, Anderson, Iselin & Riggs, 25 Broad street.

Other directors of the New York Title and Mortgage Company are: Albert B. Boardman, of O'Brien, Boardman, Parker & Fox; Edward M. Burghard, Attorney; William F. Clare, Attorney; Lewis L. Clarke, President, American Exchange National Bank; James R. Deering, Deering & Deering; Guy Du Val, of W. A. & A. M. White; Charles Jerome Edwards, Manager, Equitable Life Assurance Society; Lawrence B. Elliman, of Pease & Elliman; Charles V. Fornes, Trustee, Emigrant Industrial Savings Bank; William E. Harmon, of Wood, Harmon & Company; Frederick T. Kelsey, of Lewis & Kelsey; George T. Mortimer, President, Equitable Office Building Corporation; Charles J. Obermayer, President, Greater New York Savings Bank; Morgan J. O'Brien, Jr., of O'Brien, Boardman, Parker & Fox; James A. O'Gorman, O'Gorman, Battle & Vandiver; Arthur Coxe Patterson, of McKinstry, Taylor & Patterson; William R. Willcox, Attorney, and George Zabriskie, of Zabriskie, Sage, Kerr & Gray.



NEW OFFICE OF N. Y. TITLE AND MORTGAGE CO.



# The Eastchester Company

composed of seven prominent, far-sighted New York business men, formed twelve years ago to purchase a vast tract of Bronx property

## Must Now Be Dissolved

to wind up the affairs of the company

### The late Lawrence E. Sexton

one of the original owners bequeathed his interest in the Eastchester Company's New York City property to

## Harvard University

The property these men purchased twelve years ago is between the Pelham Parkway and Gun Hill Road (210th St.) stations of the N. Y., Westchester & Boston R. R. and lies on both sides of this fast electric line. It has large frontages on Allerton Ave., Eastchester Road, Burke Ave., Gun Hill Road (210th St.) and Mace Ave. and is near the Gun Hill Road station of the White Plains Road Subway.

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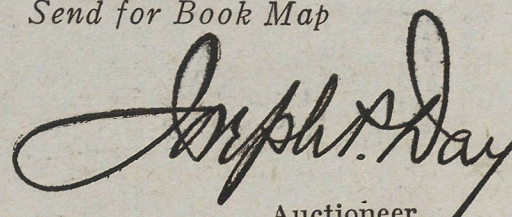
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# Review of Real Estate Market for the Current Week

The Market Was Exceptionally Good for the Eve of Fourth of July and Trading Was Widely Distributed

**C**ROWNING the activities of the real estate market this week, which was a fairly busy one, was the sale of the building built and occupied by the Royal Baking Powder Company, at William and Fulton streets. This sale is in the \$1,000,000 class. Bing & Bing, who bought it, are operators who usually move in the apartment house zones of the city instead of in the downtown office region. Presumably they will find their latest purchase a good investment, as they have as the major tenant of the building the corporation that sold it, for some time at least. What the motive was for selling is unknown. Perhaps the Royal Baking Powder Company foresees the necessity eventually of following the uptown movement and, having what it deemed a good offer for its property, took time by the forelock and sold with the privilege of remaining as a tenant as long as it desires. This sale is one of the big downtown transactions of the year.

Another conspicuous sale was that of the office building of the Children's Aid Society, at Fourth avenue and East 23d street. In fact, the week was notable for the sale of numerous good corner properties among other interesting doings of the market. A costly corner house in the best part of Fifth avenue was sold; a strategic Sixth avenue corner changed hands, as did another in West Third street; while the upper part of the city contributed several large corner apartment house sales to the week's total of business.

Maiden Lane and Duane street, parts of the city somewhat

distant, witnessed substantial transactions in commercial properties. Chatham Square, which a week ago surprised the market with a good sale, witnessed the sale of the property adjoining the one sold last week. The sites of these properties are to be improved; and, it would seem as if this outer edge of Chinatown is to witness extensive structural change which may mean the abridgement of that famous Oriental quarter.

There was pronounced activity, considering the season, in private dwellings and apartment houses of various sizes and descriptions and the dealing was widely distributed. Streets on Washington Heights and in the vicinity of Riverside Drive were particularly active. It reminded us that lots on Riverside Drive, in the Ninety streets sold 35 years ago as low as \$4,100 each and corner lots as low as \$7,000; and yet, pessimists then predicted that those very lots would never amount to much for residential purposes. With rapid transit now in vogue, it is very likely that the time is not remote when lots in the extreme northern parts of Washington Heights will be worth as much as lots on Riverside Drive are to-day. Real estate values on Manhattan Island are seldom discounted.

Cooperative apartment house buying took place, to a degree, this week, but not on such a large scale as it did a week ago. The indications are that such buying will continue fairly active for some time to come. So long as rents soar tenants will become investors.

## PRIVATE REALTY SALES.

**T**HE total number of sales reported, but not recorded in Manhattan this week was 108, as against 110 last week and 98 a year ago.

The number of sales south of 59th street was 44, as compared with 40 last week and 39 a year ago.

The number of sales north of 59th street was 64, as compared with 70 last week and 59 a year ago.

From the Bronx 21 sales at private contract were reported, as against 20 last week and 36 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 19.

### Royal Building Changes Hands.

The 16-sty Royal Building, built 18 years ago by the Royal Baking Powder Co., at the southwest corner of William and Fulton sts, has been purchased by Bing & Bing. It is said the deal involved about \$1,000,000.

The Royal Building stands on a site fronting 81.10 feet in William st and 45.10 feet in Fulton st. It is largely occupied by the Royal Baking Powder Co. and its subsidiary concerns, the American Maize Products Co. and the Tartar Chemical Co. They will continue their occupancy of the building.

### Lower Sixth Av. Corner Sold.

Tankoos, Smith & Co. sold for Marquis Charles Pierre de Bauseet Roquefort, of Paris, France, 103 to 107 Sixth av, at the southwest corner of Greenwich av, opposite Jefferson Market Court, two 3-sty brick store buildings, on a plot 41.2 feet on Sixth av and 20 feet on Greenwich av, with a depth of 33.10 feet by irregular.

### Hatfield House Bought.

Midway Realty Co. sold through Spotts & Starr, Inc., to J. E. Watson 101-103 East 29th st, adjoining the northwest corner of Fourth av, a 7-sty apartment hotel, known as Hatfield House, on a plot 45x98.9xirregular.

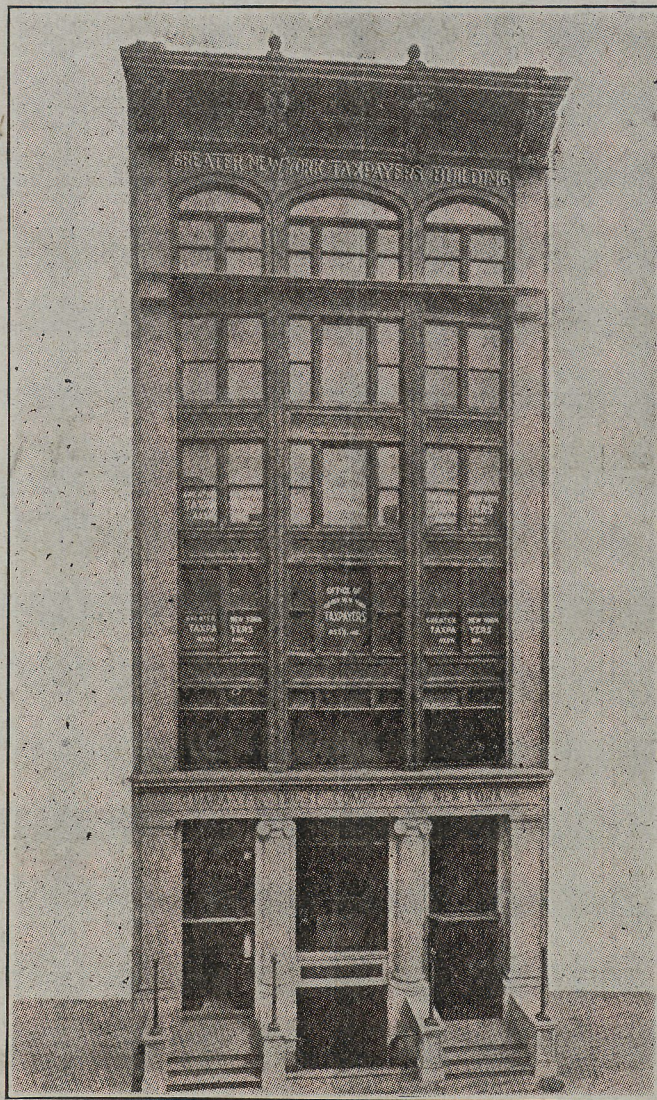
### Buys Plymouth Apartments.

Benenson Realty Co. bought through Nehring Bros, the northeast corner of Fort Washington av and 160th st, a 6-sty apartment house, known as the Plymouth, on a plot 102.2x124.7x116.6x102.9, containing 42 apartments.

### Fifth Av. Corner House Bought.

Mrs. Jonathan Thorn sold to a buyer, for occupancy, 1028 Fifth avenue, at the south corner of East 84th street, a 5-story stone dwelling, on a lot 25.8x100. It is assessed for \$325,000. The adjoining house is owned and occupied by

Herbert L. Pratt. The house at 1026, formerly owned by the Kingsland estate, was sold at auction two weeks ago by Joseph P. Day for \$351,000.



NEW BUILDING OF GREATER NEW YORK TAXPAYERS' ASSOCIATION AT 266-268 GRAND ST., WHICH WAS FORMALLY OPENED LAST WEDNESDAY.

### Maiden Lane Site Finds Buyer.

The Union Indemnity Co., of New Orleans, La., bought through the Charles F. Noyes Co. from the Broadway-John Street Corporation, Elias A. Cohen, president, the old 5-sty brick building 96 to 100 Maiden lane, adjoining the southwest corner of Pearl street, on a plot 66.3x85.10x57x irregular x70. There is a total plottage of 5,000 square feet, which will be reimproved with an

8 or a 12-story office building from plans by Clinton & Russell, architects. A number of insurance firms have already negotiated for space through the Noyes Co., which will manage the building. Michael Moss, vice-president of the Union Indemnity Co., represented the buyers, who recently took over the business of the Great Eastern Casualty Co.

### Notable Sale in Duane St.

After changing hands four times during the last four months, the four 5-sty loft buildings 105-107 Duane st, running through to 14-16 Thomas street, have been sold by I. Blyn & Sons to an investor, who will remodel them into an office building in order to meet the demand for office space in the vicinity by lawyers and others. The property covers a plot 50x175.2 between Broadway and Church street. The sellers intended to use the property as a warehouse, but they bought another building in Warren street for the purpose. The Duane street property is on New York Hospital leaseholds.

### Another Sale in Chinatown.

Estate of Charles Horton sold to Charles Salomone 9 Chatham square with an L to 5 to 9 Doyers street, the first being a 5-story brownstone building known as the Rescue Mission, on a lot 24.6x102.2, connecting with the 4 and 5-story buildings in Doyers street, on a plot 59x47x irregular. It is the first sale of the property since 1854. Recently 10-12 Chatham square and 3 Doyers street, adjoining, were sold. Mr. Salomone was also the buyer, in May, of the adjoining property, 10 to 12 Chatham square and 3 Doyers street, from Joseph Larocque.

### Sells West Third St. Corner.

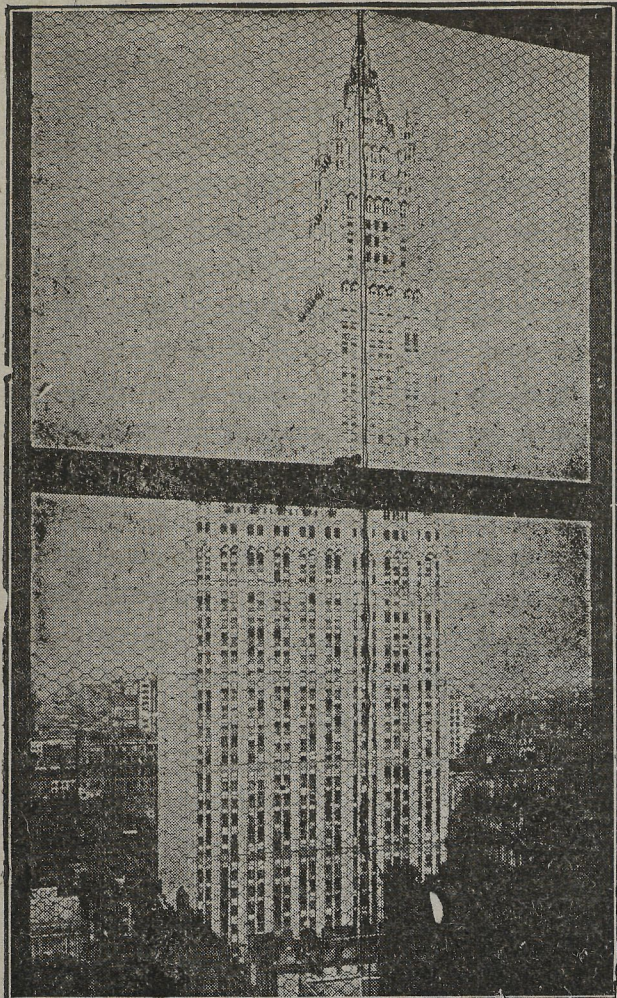
Moll Realty Corporation sold 1 to 9 West 3d street, at the northeast corner of Mercer street, five old 3-story brick loft buildings, with stores, on a plot 105x50.

### Co-operative Buying Continues.

Containing 35 apartments varying in size from four to seven rooms, the 12-story apartment house, on a plot 81x102.2, at 302 to 308 West 86th street, adjoining the southwest corner of West End avenue, has been sold by Edgar A. Cook to a group of the tenants occupying the building.

A corporation known as the Lido Hall Apartments is about to take title to the 9-story apartment house of that name, on a plot 70.11x100, at 1800 to 1806 Seventh avenue, northwest corner of Cathedral Parkway. The property was sold by Isidore Zimmer and Samuel Resnick to a company composed of tenants of Lido Hall, among whom are W. H. Flandreau, N. Gordon and S. Bengis. They will run it on a co-operative basis.





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### Dr. Janeway's Home Sold.

Stuart L. Craig bought from the estate of the late Dr. Theodore C. Janeway his residence 131 East 60th st, a 4-sty and basement brownstone dwelling, on a lot 20x100.5, between Park and Lexington avenues.

### Children's Society Sells Building.

Society for the Prevention of Cruelty to Children sold through William A. White & Sons to the American Linseed Co. its 8-story stone building at the southeast corner of Fourth avenue and East 23d street, on a plot 50x98.9. The expansion of the society's work requires enlarged accommodations, and the society will erect a new building for its own use in the neighborhood of the Children's Court.

### G. T. Kirby Adds to Holdings.

Gustavus T. Kirby, president of the American Art Gallery, bought from Robert S. Clark the 4-story and basement dwelling at 57 East 56th street, on a lot 25x100. Last year Mr. Kirby purchased the Lester Studio building, occupying the block front on the east side of Madison avenue, between 56th and 57th streets, and also the 4-story house at 55 East 56th street, adjoining. These properties adjoin his latest purchase, and he now controls at this point a frontage of 125 feet on 56th street, the Madison avenue and 57th street frontages being 200.10 and 75 feet respectively.

### Loft Building in 23d St. Sold.

Denwood Realty Co. sold to Harry G. Guttman 152 East 23d street, a 6-story loft and store building, on a lot 25x98.9, between Lexington and Third avenues.

### W. Emlen Roosevelt Sells.

Mayer & Mayer, Inc., bought from W. Emlen Roosevelt 68-70 East 86th street, a 12-story apartment house, known as the Westminster, on a plot 63.10x102.2, between Park and Madison avenues.

### Activity in Warren St.

The Orphan Asylum Society in the City of New York sold to Max J. Breitenbach the two 5-story loft buildings, on plot 25.2x175.6, at 51 Warren street, extending through to 51 Murray street. Mr. Breitenbach also owns on the same block the two 5-story similar buildings at 37 and 39 Warren street.

St. Mark's Episcopal Church in the Bouwerie sold through the Cross & Brown Co. to Richard Manheim 76-78 Warren street, two 5-story loft buildings, on a plot 50x100.

### Hamilton Institute Buys House.

The Hamilton Institute for Boys, N. Archibald Shaw, principal, established on the West Side for 28 years, purchased for its own occupancy the 4-story and basement dwelling 339 West 86th street, on a lot 20x100.8, from Nellie D. Fraser, who has owned the property since 1895. The brokers in the sale were Vasa K. Bracher and C. Royce Hubert.

### Sells Two Garages.

The White Co., of Cleveland, O., sold to an investor 205 to 213 West End av, a 6-story and a 3-story brick garage respectively, each on a

plot 50x100, midway between West 69th and West 70th streets. At the expiration of the present lease on October 1, 1923, the new owner will make extensive alterations and the property will be leased for garage or business purposes.

### Manhattan.

#### South of 59th St.

BANK ST.—Margaret A. Bogert, of Nyack, N. Y., sold 64 Bank st, a 3-sty and basement brick dwelling, on a lot 24x90.

BETHUNE ST.—Louis Bergman sold 25 Bethune st, a 3-sty and basement brick dwelling, on a lot 22x74x21.10.

LEWIS ST.—Estate of Jacob H. Westheimer sold to the United States Metal Frame Co. 56-58 Lewis st, two 4-sty tenement houses, on a plot 50x101.4. The buyer will remodel the buildings and occupy them.

SOUTH ST.—I. & J. Kaufman bought from E. J. Thompson 251 South st, a 1-sty frame building running through to 495 Water st, on a plot 24x160. It was long used as an iron works. A modern garage will be built on the site.

5TH ST.—The Headgear Workers' Lyceum, Inc., bought 210-212 East 5th st, a 5-sty building, known as Beethoven Hall, on a plot 50x96.2.

10TH ST.—Leopold Horowitz resold to the Independent Stryker Benevolent Society 313-315 East 10th st, a 4-sty building, on a plot 50x94.9. It was formerly owned and occupied by the Sisters of St. Vincent de Paul.

13TH ST.—Mrs. Wesley C. Mitchell, who recently purchased five dwellings in West 13th sts to be remodeled for use as a kindergarten, has bought 144 West 13th st from the estate of Ida Campion, a 3-sty and basement brick dwelling, on a lot 23.9x103.3. The Duross Co. was the broker.

17TH ST.—Louis Rieger bought 8 West 17th st, a 3-sty and basement brownstone dwelling, on a lot 22.6x92, adjoining the southwest corner of 5th av. It was formerly the home of the American Jersey Cattle Club, which now has its own clubhouse at 322-324 West 23d st.

20TH ST.—Robert Wick sold to Mary M. Gunning 444 West 20th st, a 3-sty and basement dwelling, on a lot 25x92.

23D ST.—Juliabelle Realty Co. bought 357-359 West 23d st, a 6-sty non-elevator apartment house, known as Terrace Court, on a plot 50x98.9. This building was erected by the James S. Maher Construction Co. about four years ago.

34TH ST.—John T. Brook Co. bought from Lavinia Fox and Martha F. Law the group of one and 3-sty frame buildings, 75x98.9, at West 34th st, near Tenth av, 523-525.

41ST ST.—J. M. Donovan sold to the Ludin Realty Co. 258 West 41st st, a 5-sty store and loft building, on a lot 25x98.9.

42D ST.—Estate of Dr. Robert M. Fuller sold 136 West 42d st, adjoining the Knickerbocker Hotel on the east, a 5-sty mercantile and store building, on a lot 25x98.9.

44TH ST.—Joseph L. Bittenwieser sold to John J. Slattery through Pease & Elliman, for business occupancy, 158 East 44th st, a 4-sty dwelling, on a lot 25.6x84.

44TH ST.—Central Union Trust Co., as trustee, sold to William Goldstone and Simon Myers 459 West 44th st, a 3-sty and basement 3-

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family house, on a lot 20x75.3; adjoining the James M. E. Church.

45TH ST.—Gustave E. Walter resold to the Children's Aid Society 150-152 East 45th st, two 3-sty and basement brownstone dwellings, each on a lot 18.9x100.5. Mr. Walter bought these properties to protect his abutting holdings in East 44th st, 75x100. He now parts with the 45th st plot at a substantial profit, retaining, however, a permanent easement over the rear of the Children's Aid Society purchase to protect the light and air of his 44th st holdings.

49TH ST.—Mrs. Celesta M. Bozeman and Miss C. Frazer sold to a buyer, for occupancy, 6, West 49th st, a 4-sty and basement brownstone dwelling, on a lot 17x100.5, a Columbia University leasehold.

52D ST.—Ernest T. Bower sold for the Columbia Trust Co., as trustee, to the Dormond Realty Co. 128 West 52d st, a 2-sty business building, on a lot 25x100.5.

52D ST.—Elizabeth Alice Austen and others sold to James H. Cruikshank 527 West 52d st, a 5-sty brick flat, with store, on a lot 25x100.5.

56TH ST.—Columbia Trust Co., as trustee for Rosalie G. F. Barr, sold to the Delbe Realty Co. 13 West 56th st, a 5-sty mercantile building, on a lot 25x100.5.

56TH ST.—The estate of John I. Downey sold 156 West 56th st, a 2-sty brick garage, on a lot 25x79.8.

58TH ST.—Chr. Volzing & Son sold for the estate of Henrietta M. Weed 314 East 58th st, a 4-sty brownstone flat, on a lot 21.10x100.5, to Charles E. Welch and Christina G. Welch.

LEXINGTON AV.—Ernest Meyer sold to the Empire Mortgage Co. 616 Lexington av, at the northwest corner of 53d st, a 5-sty brownstone flat, with store, on a lot 20.10x68.

WEST BROADWAY.—The Wolros Realty Co. bought from David S. De Jongh 362 and 364 West Broadway, a 6-sty loft building, on a plot 45.3x68.2.

8TH AV.—Manport Realty Co. sold 516 8th av, at the southeast corner of West 36th st, a 4-sty brownstone flat, with store, on a lot 25x100.

#### North of 59th St.

60TH ST.—N. A. Berwin & Co., Inc., and Walter C. Wyckoff sold for the Bancroft Realty Co. to Halsey & Flint 37 East 60th st, a 5-sty converted dwelling, on a lot 20x100.5.

62D ST.—George M. Parker sold to W. Gilman Thompson 142 East 62d st, a 3-sty and basement brownstone dwelling, on a lot 20x100.5.

65TH ST.—Estate of Elizabeth Beck Sands sold to a buyer, for occupancy, 31 East 65th st, a 4-sty and basement brownstone dwelling, on a lot 21x100.5.

69TH ST.—The Sisterhood of Congregation B'nai Jechuran sold its 3-sty building, 16.8x77.4, at 332 East 69th st, to Ignatz Green, who conveyed it to Marie Schack.

70TH ST.—Pease & Elliman sold for the estate of Joanna May 135 West 70th st, a 4-sty and basement brownstone dwelling, on a lot 20x100.5.

70TH ST.—Marguerite Clark sold to a buyer, for occupancy, 316 West 70th st, a 3-sty and basement brick dwelling, on a lot 18.7x100.5.

71ST ST.—Mrs. Josephine Mulholland bought from Irene P. Currier 244 West 71st st, a 3-sty and basement brick dwelling, on a lot 20x100.5.

72D ST.—Estate of Louise Mulford sold 254 West 72d st, a 4-sty and basement brownstone dwelling, on a lot 20x112.2.

73D ST.—Merlau Realty Corporation sold 46 West 73d st, adjoining the southwest corner of Columbus av, a 6-sty elevator apartment house, on a plot 50x102.2.

73D ST.—Estate of Mary Boyd sold through the Wood-Dolson Co. 308 West 73d st, a 4-sty and basement brownstone dwelling, on a lot 20x102.2.

74TH ST.—Frederick P. Delafield sold to Clark Davis 123 East 74th st, a 4-sty American basement dwelling, on a lot 17x102.2.

74TH ST.—Estate of Grace Wolff sold to a buyer, for occupancy, 134 East 74th st, a 3-sty and basement brownstone dwelling, on a lot 18.9x68.2.

74TH ST.—Isaac Oppenheimer sold to a buyer, for occupancy, 31 West 74th st, a 4-sty and basement brownstone dwelling, on a lot 20x102.2. The new owner will make extensive alterations.

74TH ST.—Mrs. George Percival bought from Alice C. Martin 240 West 74th st, a 3-sty and basement dwelling, on a lot 22.6x102.2.

76TH ST.—Frederick Zittel & Sons sold for Lipschutz & Weber 247 West 76th st, a 5-sty converted private dwelling, on a lot 19x102.2, containing ten apartments of two rooms and bath each.

77TH ST.—The East Seventy-seventh Street Realty Corporation sold to Siegfried Seligmann, of Julius Loewenthal & Co., for occupancy, 52 East 77th st, a 4-sty and basement brownstone dwelling, on a lot 12.6x102.2.

79TH ST.—James H. Cruikshank bought through A. V. Amy & Co. from Ella L. Pulsifer 122 West 79th st, a 4-sty and basement brick dwelling, on a lot 18x102.2.

85TH ST.—Dalton Realty Corporation sold to Samuel J. Saur 207-209 West 85th st, two 6-sty apartment houses, on a plot 45x102.2.

86TH ST.—Daniel B. Freedman sold 106 West 86th st, a 4-sty and basement brownstone dwelling, on a lot 20x100.

87TH ST.—William C. Tragezer sold 328 West 87th st, a 3-sty and basement brownstone dwelling, on a lot 20x100.8½.

87TH ST.—Coughlan & Clisby Co. sold for Lillian Hoagland to Capt. Theodore Claussen 129 West 87th st, a 3-sty and basement brownstone dwelling, on a lot 16.8x100.8½. It has been used for private school purposes.

88TH ST.—Mary Shields sold 158 West 88th

st, a 3-sty and basement brownstone dwelling, on a lot 19.6x100.8½.

88TH ST.—Stanley Wolfson resold for Harry Bowman 110 West 88th st, a 3-sty dwelling, on a lot 16x100. The house was held at \$21,000, and will be altered and occupied by the buyer.

89TH ST.—Henry Brady and Bryan L. Kennelly sold for the Church of St. Gregory to James Mooney 111 to 117 West 89th st, four 5-sty flats, each on a lot 25x100.8½. The properties were scheduled to be sold at auction last Wednesday by Mr. Kennelly, but he and Mr. Brady sold them privately instead.

89TH ST.—Home Thrift Association bought from Mrs. M. Lehman and from Annie Shappert,

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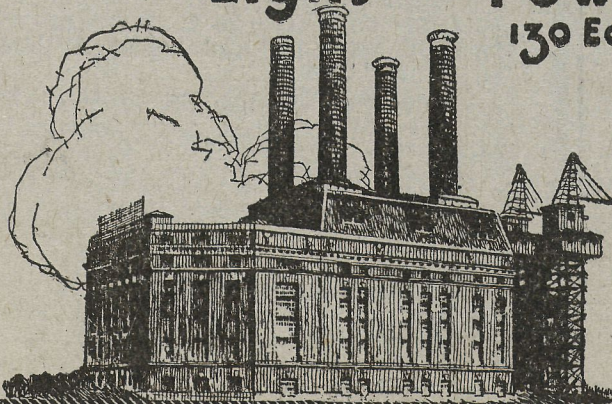
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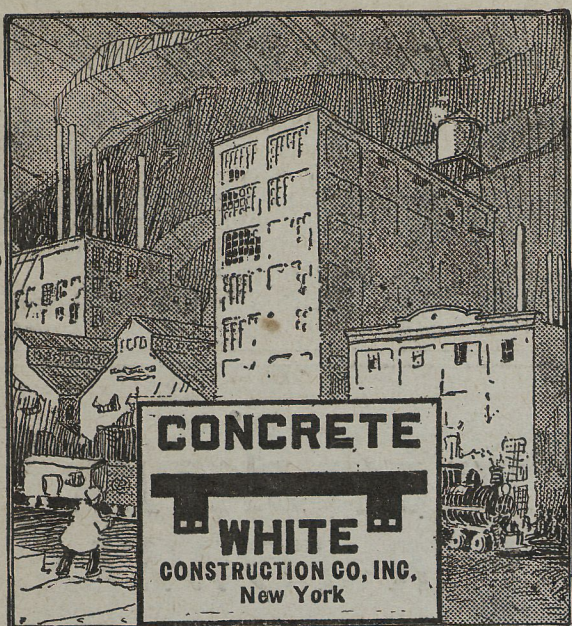
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respectively, 514-516 East 89th st, two 2-sty and basement brownstone dwellings, each on a lot 18.9x100.8½, one-half block from Carl Schurz Park.

90TH ST.—Margaret Gordon sold to James H. Cruikshank 42 West 90th st, a 4-sty and basement brownstone dwelling, on a lot 20x100.8½.

91ST ST.—Wood-Dolson So. sold for Mrs. A. Schweizer to Mrs. Elizabeth Murphy 34 West 91st st, a 4-sty and basement dwelling, on a lot 18 x100.8½.

91ST ST.—The American Academy of Dramatic Arts now in Carnegie Hall has purchased from Frederick R. Williamson a 3-sty and basement brownstone dwelling, on a lot 18x100.8, at 110 West 91st st.

92D ST.—Elizabeth N. Todd sold to Hester D. Estes 309-311 West 92d st, a 4-sty American basement brick dwelling, on a plot 50x53, between Riverside drive and West End av.

95TH ST.—Charles C. Hoge sold to Ennis & Sinnott 24 West 95th st, a 3-sty and basement brick dwelling, on a lot 16.9x100.8¼. The buyers resold it to Nicholas J. Barrett, for occupancy, through Frederick Zittel & Sons.

96TH ST.—Sidney Erlanger sold to Mary Collins, for occupancy, 36 West 96th st, a 5-sty brick American basement dwelling, on a lot 17x100.8½.

98TH ST.—National Ice & Coal Co. bought from the Aetna Mortgage Co., 334-336 East 98th st, a 5-sty factory building, on a plot 50.6x100.11, adjoining the southwest corner of First av.

107TH ST.—Atlas Garage Co. sold to Alexander Geiger and Morris Salzberg 102 to 106 West 107th st, a 4-sty garage, on a plot 75x100.11, known as the Royal Garage, and adjoining the southwest corner of Columbus av. It was erected by the seller in 1907 as an investment. At the expiration of the ten-year lease now on the property, Oct. 1, 1922, the new owners will make extensive alterations.

109TH ST.—Ida Ide sold to Philip Cohn 64 East 109th st, a 4-sty and basement dwelling, on a lot 17x100.11.

110TH ST.—Theodore Kreloff sold to John Robinson 170 East 110th st, a 6-sty tenement house, on a lot 25x100.11.

112TH ST.—Sadie Friedman bought from the Providential Realty and Investing Co. 24 West 112th st, a 5-sty flat, on a plot 31x100.11.

112TH ST.—Helen Kierman sold to Anthony Doraz the 4-sty flat, on a lot 25x70, at 247 East 112th st.

112TH ST.—Providential Realty & Investing Co. sold to Jacob Alperin 33 West 112th st, a 5-sty apartment house, on a lot 25x100.11.

122D ST.—Isaac Modell and Solomon Lowenstein sold to an investor, for cash, 247 to 251 East 122d st, a 6-sty tenement house, on a plot 42x100.11.

123D ST.—Estate of Louise Meiser sold to the Margaret Bottome Memorial, for occupancy, 222 East 123d st, a 3-sty and basement frame dwelling, on a lot 20x100.11.

129TH ST.—Morris W. Monsky sold to the National Negro Realty Co. 35-37 West 129th st, a 6-sty apartment house, on a plot 50x90.11.

130TH ST.—Alexander Walker and others sold to the S. & C. Building Corporation the vacant plot, 100x120.7, on the south side of West 130th st, 125 feet east of 12th av, running through to Manhattan st, 111.5x71.8.

130TH ST.—Dr. E. Rosener sold to Nathaniel Gibbons 240 West 130th st, a 3-sty and basement brownstone dwelling, on a lot 15x99.11.

134TH ST.—James L. Van Sant sold to the Christian Emanuel Mission Church 1 West 134th st, a 3-sty and basement brownstone dwelling, on a lot 17.6x99.11, which will be used for church purposes after alterations are completed.

136TH ST.—James H. Cruikshank resold 147 and 149 West 136th st, two 4-sty dwellings, each on a lot 15.6x100.

136TH ST.—James H. Cruikshank resold 251 West 136th st, a 3-sty and basement brownstone dwelling, on a lot 17x99.11.

145TH ST.—Elizabeth Corley bought through W. J. Huston & Son 609 West 145th st, a 3-sty and basement brownstone dwelling, on a lot 14.10x99.11.

145TH ST.—Rector Catering Co. sold the vacant plot, 150x99.11, in the south side of West 145th st, 100 feet west of Lenox av. The buyer will improve the plot with a garage. W. J. Huston & Son were the brokers.

147TH ST.—George H. Williams sold 537 West 147th st, a 3-sty and basement brick dwelling, on a lot 17x99.11.

150TH ST.—Estate of John C. Rodgers sold 419 West 150th st, a 2-sty garage, on a lot 25 x100. The buyer will use it for his business.

169TH ST.—Isaac Lowenfeld and William Prager sold to George Blumenthal 511-513 West 169th st, a 6-sty apartment house, on a plot 50x101.1.

MADISON AV.—Frederick A. Berghane, of Yonkers, N. Y., sold 1832 Madison av, at the northwest corner of East 119th st, a 5-sty flat with stores, on a lot 25.10x100.

MANHATTAN AV.—Gersol Realty Co., A Geishel, president, sold to the Grandeur Holding Co., Samuel Gendzier, president, the northeast corner of Manhattan av and 111th st, a 7-sty

apartment house, known as the Golden Gate, on a plot 100.11x100, overlooking Morningside Park.

ST. NICHOLAS AV.—Equitable Life Assurance Society sold through Robert Levers to C. Cronin 390 St. Nicholas av, a 3-sty and basement brown stone dwelling, on a lot 18x125, with a 2-sty brick garage, on a rear right of way opening into the intersecting streets.

ST. NICHOLAS AV.—Estate of Henry Moll sold 823 St. Nicholas av, adjoining the northwest corner of 156th st, a 3-sty frame flat with store, on a lot 25.11 92.10½. This house was built by Henry Moll and the property has not changed hands since 1884.

WADSWORTH AV.—Charles S. Kohler sold for the Natural Chemical Co. 209 Wadsworth av, a 5-sty apartment house, on a plot 50.5x100, adjoining the southeast corner of West 184th st.

SECOND AV.—Joseph H. Mackey sold 2422 Second av, adjoining the northeast corner of East 124th st, a 3-sty stone front flat with store, on a lot 20x80.

5TH AV.—Estate of Henry Stein sold 1358 5th av, at the southwest corner of 113th st, a 5-sty flat, with store, on a lot 25.11x100.

5TH AV.—The 53 West Seventy-second Street Co., Inc., bought through Howard C. Forbes and Lawrence, Blake & Jewell 2123 5th av, a 4-sty and basement brownstone dwelling, on a lot 16.8x75, adjoining the northwest corner of East 130th st.

SEVENTH AV.—Relgov Realty Co. sold 2211 to 2215 Seventh av, at the southeast corner of West 131st st, a 5-sty apartment house with stores, on a plot 45.11x100.

8TH AV.—I. A. Wollheim bought the northwest corner of 8th av and 152d st, a 6-sty apartment house, with stores, on a plot 42x100.

### Bronx

BONNER PL.—Philip Sporn and Max Brover sold 285-287 Bonner pl, two 4-sty and basement brick apartment houses, each on a plot 33.4x75, adjoining the northeast corner of Morris av.

HOME ST.—Christian D. Uffelman sold to Harry Cahn 961 to 967 Home st, four 3-sty and basement frame 3-family houses, 961-963, being each on a lot 25x100, and 965-967, being each on a lot 25x94, adjoining the northwest corner of Hoe av.

136TH ST.—Sigmund Spreng sold for the Benson Realty Co. the 1-sty factory building, on a plot 62x100, at 629 and 631 East 136th st, to Gelfand & Lapidus.

146TH ST.—Nehring Bros. sold for a client to Dr. Rostacker 525-527 East 146th st, a 5-sty and basement brick and stone apartment house, known as the Parkview, on a plot 50x100.

180TH ST.—James J. Etchingham sold for the New York, New Haven & Hartford Railroad Co., to Frank J. Yuengling, for occupancy, 1100 East 180th st, at the southwest corner of Devoe av, a 2½-sty and basement frame detached 2-family house, on a plot 32x73.

ALEXANDER AV.—Patrick J. Ryan bought the 2-sty fireproof garage at 366-370 Alexander av, on a plot 60x105.5, adjoining the southeast corner of East 143d st.

BLACKROCK AV.—Hudwill Corporation, Hudson P. Rose, president, bought 2231 Blackrock av, a 2½-sty frame detached dwelling, on a plot 50x85.

BRONX PARK SOUTH.—Edward Polak, Inc., sold for a client to H. Schrank 840 Bronx Park South, a 5-sty triple flat, with stores, on a plot 40x108.

CRESTON AV.—Clothilda M. Lewry resold to a buyer, for occupancy, 2676 Creston av, a 2½-sty and basement detached frame dwelling, on a plot 40x76, adjoining the southeast corner of East Kingsbridge rd.

CROTONA PARK EAST.—C. Reiner sold 1404 Crotona Park East, a 2½-sty and basement frame 2 family house, on a lot 22x90.

FIELDSTON.—George Howe sold for Arthur F. Elliott his residence at Livingston av and 245th st, Fieldston, Riverdale, to Robert B. Avers. The house is of English Colonial design and overlooks Van Cortlandt Park.

MORRIS AV.—Mary Lubitz sold 2023 Morris av, a 3-sty and basement brick flat, on a lot 21x100.

MORRIS AV.—Franklin Brund sold 2328 Morris av, a 2½-sty and basement frame dwelling, on a lot 25x130.

PARK AV.—Mrs. Sarah E. Underwood sold to Florence A. Kennedy and Dr. David H. Pratt 3110 Park av, a 2½-sty and basement frame dwelling, on a lot 28x79.

PINEHURST AV.—Lewis T. Knox, executor, sold to the Ferncliff Building Corporation the northwest corner of Pinehurst av and 178th st, a 6-sty apartment house, on a plot 50x100.

RIVERDALE.—The Barnard School for Boys, located at 242d st and Cayuga av, Fieldston, Riverdale, bought additional land to the west of its holdings. George Howe was the broker.

ST. LAWRENCE AV.—John F. Cavanagh sold to Francesco Garzillo 1140 St. Lawrence av, a 2-sty and basement frame 2-family detached house, on a lot 25x100.

SEDGWICK AV.—Mary Kalle sold 1785 Sedgwick av, a 2-sty and basement frame dwelling, on a lot 25x85.



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### Brooklyn.

BOND ST.—Alfred Schoernburn sold to A. F. Hallgren 120 Bond st, a dwelling.

CONGRESS ST.—James T. Holle sold to Mary Lyons 165 Congress st, a 4-sty and basement brownstone dwelling.

COURT ST.—Estate of Jasper W. Gilbert sold to James J. Fox 144 to 152 Court st, five old buildings, on a plot 100.75.

WILLOW ST.—Lillian D. Martin sold to Malcolm Baxter 73 Willow st, a 4-sty brownstone dwelling.

EAST 21ST ST.—William Liss, Inc., resold five new 1-family houses, with garages, in the west side of East 21st st, 300 feet south of Av U, for O. & S. Realty Corporation to the Mordard Realty Corporation. The sellers took in part payment a 4-sty double flat at 3 Kingston av.

EAST 31ST ST.—Mrs. Catherine B. Von Elling sold through the Bulkley & Horton Co. to Mrs.

Mary J. Callahan 650 East 31st st, a 2-sty brick 2-family house, on a lot 20x100.

5TH AV.—Fannie Kroll sold 5912 5th av, a 4-sty brick double flat, with stores.

LAFAYETTE AV.—A. Bastedo sold 622 Lafayette av, a 2-sty and basement dwelling.

MARCY AV.—Louis Straus sold the 1-family house at 208 Marcy av to R. Minden, and also sold the 3-sty business building at 210 Marcy av to T. Baker.

MYRTLE AV.—B. F. Knowles Co. resold for a client 978A Myrtle av, a store and apartment building, to a Mr. Bayarsky for investment.

PACIFIC ST.—Louise Borchardt sold through Charles Partridge to a buyer, for occupancy, 1313 Pacific st, a 2-sty and basement brownstone dwelling.

PROSPECT AV.—Christine Mann sold the irregular plot, 37.6x145, in the north side of Prospect av, 98.5 feet east of 8th av.

RUSH ST.—C. J. Fox sold to C. J. McGaw 52 Rush st, Williamsburg, a 2-sty and basement dwelling.

SULLIVAN ST.—Realty Associates sold to Anton M. Hansen, 232 Sullivan st, between Rogers and Nostrand avs, a 3-sty semi-detached dwelling and garage. It is one of 21 new similar dwellings of eleven rooms and two baths.

VISTA PL.—Realty Associates sold to Rocca Lagne 6823 Vista pl, at a corner of Bay Ridge av, a new 2-family house.

1ST ST.—Matilda Boehmcke sold to John and Bernard Egan 441-443 1st st, two 4-sty double flats.

21ST ST.—David J. Carter sold to John Brodowski 345 21st st, a 2-sty 2-family house, on a lot 20x100.

### Queens.

ASTORIA.—The Rickert-Brown Realty Co. sold to Mrs. Ira R. Parker a 2-sty dwelling on Ditmars av, between Merchant st and Crescent st, in the Arleigh section of Astoria, overlooking Hell Gate.

FAR ROCKAWAY.—Charles Seltz sold through Herman Frankfort to Theodore Yan-kauer the detached dwelling and garage, on a plot 62.6x175, on the west side of Nielsen av, between State and Mill sts, Far Rockaway.

LONG ISLAND CITY.—John W. Gosman sold to Edward W. Fitzpatrick the vacant plot, 25x193, on the west side of 7th av, 165 feet south of Washington av, Long Island City.

LONG ISLAND CITY.—The Industrial Rubber Corporation, Martin Pepper, president, bought the 2-sty building, on a plot 60x90, occupied by the Bulls Eye Rubber Co., at 131 Harris av, Long Island City.

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### Kinnear Mfg. Co. on Broadway.

The Kinnear Manufacturing Co., manufacturers of steel rolling doors of interlocking slats, has opened a New York office at 1182 Broadway, where it will handle its business of the metropolitan district, as well as its export trade.

Boyd Cherry, formerly sales manager, is in charge of the Broadway office. The company has just published an interesting pamphlet known as Catalogue K.

JULIA G. POST is the buyer of the dwelling at 157 East 82d st, sold recently.



## RECENT LEASES.

**Lease Opposite Penn. Station.**

Manheimer Bros., Inc., leased for William E. Inslee to Louis Brooks 213 West 33d st, a 3-sty and basement dwelling, on a lot 20x98.9, opposite the Pennsylvania Station. The building will be altered into stores and offices.

**Building Leased on Plans.**

The Charles F. Noyes Co. leased from the plans all the space in a 4-sty insurance building to be erected by John A. Eckert, covering the block front in the east side of Gold st from 90 John to 23 Platt st. Hall & Henshaw have leased the ground floor for a term of 10 years. John A. Eckert & Co. will occupy the next two floors, and the Standard Appraisal Co. has taken the fourth floor. The total rentals aggregate \$500,000.

**Long Lease in Liberty St.**

A. H. Mathews and the Chauncey Real Estate Co. leased the 5-sty building, 110 Liberty st, for Ezra D. Bushnell to the Lebertan Corporation for a term of 21 years with renewal privilege. The Lebertan Corporation now controls a 52 foot frontage in Liberty st, 53 feet in Trinity pl, with depth of 114 feet, through to Cedar st, and will consolidate its buildings and provide one large store with office floors above.

**Acquire Site for a Bank.**

Peter Doelger Realty Co. leased to the Greenwich Bank, for a term of 21 years, the southwest corner of 23d street and Seventh avenue, known as 200 West 23d st, a lot 25x98.9, which the bank will reimprove with a 2-sty bank building, to be a branch of its main establishment on lower Sixth avenue. The old converted dwelling on the site will be razed and the new bank building will be completed in the autumn. Earle & Calhoun were the brokers.

**Big Lease Finally Closed.**

Bennett E. Siegelstein, representing Gilman's of 358 Fifth avenue, has finally closed the lease for the store in the Columbia Trust Co. building, northwest corner of 34th street and Fifth avenue, for a term of ten years at a gross rental of \$235,000. The closing of the lease will enable the present owners, the No. 330 West Ninety-fifth Street Corporation, to continue the alteration of the building, by adding the seven stories to it, as originally planned, as the injunction against the corporation staying them from building, which was obtained in behalf of Gilman's, has by consent been vacated and injunction proceedings set aside. The proceedings also for mandatory injunction, to compel the owners to remove the bridge along Fifth avenue and 34th street, has also been withdrawn. The alterations will now be proceeded with and undoubtedly will be completed by the first of the year.

**Cafe Now a Candy Shop.**

Where hard liquors were dispensed for 75 years, soda waters, sundaes and candies will henceforth be sold. The cafe and bar of the Broadway Central Hotel, at Broadway and 3d st, has closed down and will be used as a candy shop, having been leased for that purpose by Jay G. Wilbraham, proprietor of the hotel, to a confectionery firm, for a term of years. Alterations to the store are planned that will cost \$30,000.

This bar has been prominently identified with hotel history. When the hotel was first opened it was known as the La Farge House and later as the Southern Hotel. Under the latter name the building was almost totally destroyed by fire in 1868, nothing remaining but the original marble front and the bar, which were saved by the exertions of the volunteer firement of those days. After the fire the property was promptly purchased for \$850,000 by Eugene S. Higgins, who immediately proceeded and erected in two years' time the finest and largest fireproof hotel in the world at that period, having a housing capacity for 1,500 guests. The expenditure of Mr. Higgins amounted to over \$2,000,000 and \$500,000 for the furnishings.

Mr. Higgins recently attracted marked attention by leasing another property on Broadway, at 63d street, for 200 years.

PEARCE BAILEY leased through William J. Roome & Co., Inc., to a large cloak and suit firm the 5-sty business building, 178 Madison av, on a lot 24.8x95, midway between East 33d and East 34th sts. The building was originally the home of the Hunt family. The lease is for a term of 21 years and the lessees, after making alterations to the building, will occupy part of it and sublet the rest.

DANIEL BIRDSALL & CO. leased for Morris Umans the northeast corner of 28th st and 4th av to Edward Levitt, for a term of years, at an aggregate rental of \$50,000. When repairs are completed Mr. Levitt will open a cigar store.

THE CROSS & BROWN CO. leased for the S. & A. J. Cooper Realty Corporation to the Lerner Stores Corporation space on the Broadway front of the Mecca Building, 1600 Broadway, at 48th st. This is a part of the old Rector Restaurant, or Cafe de Paris. The lease is for a term of years at an aggregate rental of about \$200,000.

## Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 15c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find this department of the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

## PROPOSALS.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., June 24, 1920.—SEALED PROPOSALS will be received at this office until 3 p. m., July 22, 1920, and then opened, for extension of mailing vestibule and driveway at the U. S. Post Office, Canton, Ohio, in accordance with the specification and drawing No. 102, copies of which may be had at this office or at the office of the Custodian, in the discretion of the Supervising Architect. JAS. A. WETMORE, Acting Supervising Architect.

NOTICE TO CONTRACTORS: Sealed proposals for Electric Generators (Additional Electric Machinery), at Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M., on Wednesday, July 7th, 1920, when they will be publicly opened and read: Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 3539. The right is reserved to reject any or all bids. Drawings, specifications and blank forms of proposal may be consulted at the Manhattan State Hospital, Ward's Island, N. Y., at the New York Office of the Department of Architecture, Room 618, Hall of Records Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings, specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. F. PILCHER, Capitol, Albany, N. Y.

Dated: June 23, 1920.

E. S. ELWOOW, Secretary  
State Hospital Commission.

## WANTS AND OFFERS.

Absolutely Original and Beautiful  
SKYSCRAPER DESIGNS  
Write T. F. KRUEGER, 120 E. 16th St.

## WANTS AND OFFERS.

BUILDERS—You can save time and worry by having us prepare practical working drawings and construction details for your new building operations. Let us help you solve your difficult apartment house problems. As responsible, experienced architects we guarantee satisfaction and our terms are reasonable. For further particulars address ARCHITECTS, Box 680, Record and Guide.

YOUNG MAN desires position with real estate agents as collector or other outside employment; first class references; at present employed by Stock Exchange house. Box 681, Record and Guide.

FOR SALE—Office furniture, new and slightly used oak and mahogany desk, chairs and table, etc.; also typewriters; no dealers. H. L. HILL, 45 W. 18th St., N. Y. C.

FOR SALE—FAIRBANKS CEMENT TESTING MACHINE, NO. 3184, WITH TENSION ATTACHMENT; cost \$234; price \$125. Tel. 367 Chelsea, 2d floor, 348 W. 14th St.

FOR SALE—Bromley's City Atlas No. 2, 14th to 59th St.; corrections to date; good condition. CHAS. F. NOYES CO., 92 William St. Phone John 2000.

EXPERIENCED MAN, SELLING OR RENTING, COMMERCIAL SECTION, SALARY AND COMMISSION. WILL MAKE LIBERAL ARRANGEMENT. HEIL & STERN, 1165 BROADWAY.

BUILDING Construction Superintendents (2) familiar with building of small houses in large developments; also carpenter, bricklayer, concrete and grading foreman; long job. Apply T. C. DESMOND CO., 105 Newington Av., Hartford, Conn.

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REAL ESTATE & INSURANCE

206 BROADWAY

CORT. 3966

J. ARTHUR FISCHER leased for James F. Ogden to William Panageker the store and basement in 464 7th av, for a long term of years, for restaurant and bakery purposes; also leased for the Society of Restaurateurs the 5-sty building 689 6th av, for a term of years.

T. M. & J. M. FOX CORPORATION, dress-makers, Mrs. Aimee Douglas, president, has leased for a term of 21 years from Frank V. Burton and another, trustees, 23 East 56th st, a 6-sty house, on a lot 22.11x100.5, adjoining the northwest corner of Madison av. The rental for the term aggregates \$315,000. The lessees own and occupy 10 East 57th st, and recently bought 11 East 56th st, which they leased for 21 years to Antonio Worrall for a total rental of \$252,000.

M. FRIED subleased the upper floors of the building at the southeast corner of 42d st and Lexington av to Margaret Currier. Same will be occupied as a hotel for men.

A. A. HAGEMAN leased from the estate of Sophia C. Hull the building 34 West 36th st for a term of 21 years. He will alter the building into a store and lofts, which will be ready for occupancy February 1, 1921.

THE HAGGSTROM-CALLEN CO. leased for

the West Sixtieth Street Realty Co. the entire 4-sty and basement building 35 West 60th st to Charles D. Shaw.

JOHN J. HEALY leased through Tankoos, Smith & Co., for a long term of years, to the Schulte Cigar Stores Co., the entire 2-sty building, on plot 100x100, at the southeast corner of Broadway and 145th st, occupied for many years by the Healy Restaurant, and upon completion of extensive alterations, the cigar company will occupy the corner portion for an additional branch establishment.

F. J. McMAHON CO. leased for Bernhard Buxbaum to D. A. Schulte, Inc., for a term of 17 years, at a gross rental of \$550,000, the seven stores known as 1401 to 1407 St. Nicholas av, in the 6-sty elevator building at the northwest corner of 180th st and St. Nicholas av.

HENRY L. NEILSEN leased in Brooklyn a 4-sty and basement brick building at the corner of Bridge and Plymouth sts for Edward M. Miller to J. Frank MacDonald for a term of five years.

THE HENRY L. NEILSEN OFFICES leased the building at 637 West 50th st, for a term of seven years, for P. J. McGovern to Otto Sidman; also leased 113 Nassau st, a 6-sty building, on a lot 25x102, to the Federal Press.



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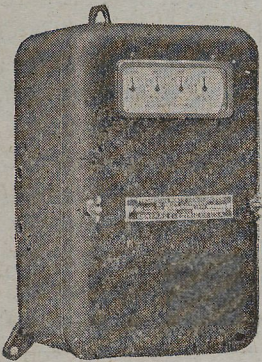
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Estimates cheerfully supplied, without obligation to owners, agents, etc.



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Telephone: Franklin 2216

HARVEY B. NEWINS, INC., leased the entire building at 689 Sixth av. for a term of years to the Society of Restaurateurs. The same firm leased the store for the society to another client.

CHARLES F. NOYES CO. leased the 16th floor of the Norton Lilley Building, 26-28 Beaver st to the Cotton Fire & Marine Underwriters for a term of years at an aggregate rental of about \$60,000, and a floor at 217 Pearl st to A. G. Casciaro.

PEASE & ELLIMAN leased for James T. Lee the store and basement in the new building at 19-21 West 43d st. to Rowlan & Schmidt, of Amsterdam, N. Y.

PEASE & ELLIMAN leased for Mrs. Electus D. Litchfield to the Hahnemann Hospital, for use as a nurses' home, the 3-sty and basement dwelling 226 East 68th st. The same brokers leased, for the same owner to the same tenant, last month the adjoining house at 228 East 68th st.

HENRY SHAPIRO & CO., in conjunction with A. Harris, leased the large store at 1456-1458 Broadway to Young Bros., hatters, for a term of 21 years; the second and third floors of the same building to Doyle's Billiard Parlors, and the roof sign space to the O. J. Gude Co., the total rentals aggregating \$1,000,000. The lessors are the C. & L. Lunch Co. and the St. Regis Restaurants, who recently leased through the same brokers the property 1452-1460 Broadway, fronting 102.6 on Broadway and 113.4½ on 41st st, from Schulte Cigar Stores Co. for a term of 21 years at an aggregate rental of over \$2,500,000.

STANDARD OIL COMPANY OF NEW YORK leased from plans for the use of its city department offices from the Regent Realty Co. 20,000 square feet in the 17-sty building adjoining the Pennsylvania Terminal in the block in Seventh av, 30th to 31st sts.

TANKOOS, SMITH & CO. leased for the U. S. Realty & Improvement Co. a large portion of the seventh floor in the Trinity Building, 111 Broadway, to Theo. Revillion & Co., Inc., for a long term of years. The rental is approximately \$7 per square foot. Douglas Gibbons & Co. were the associate brokers.

CHARLES B. VAN VALEN, INC., leased for James Robertson the store and basement in 118 Pearl st, at Hanover sq, to the Nova Tea Room. The lease is for 21 years, at an aggregate rental of \$150,000. This is the fifth downtown tea room opened by the Nova Co.

WEPRIN & GLASER, builders, leased from Peter Blasetti for 21 years, with an option to purchase, the 6-sty building, 41.7x98.9, at 145 and 147 West 27th st.

M. H. TROPAUER leased for the Pennsylvania Trunk & Bag Co. four floors in 296 Fifth av to the Primrose Fashion Producers, Inc.

### REAL ESTATE NOTES.

JOHN ARMSTRONG, real estate broker and agent, for many years located at 109th st and Third av, has removed his offices to 212 St. Nicholas av, near 8th av & 121st st.

HENRY BRADY has been appointed by Justice Donnelly, of the Supreme Court, receiver of 15-17 West 111th street, two 5-sty flats, pending foreclosure proceedings.

S. GOLDBERG, M. Epstein and F. Fisher have formed the 2,686-2,688 Broadway Realty Co. to take over the two 5-sty apartment houses, on a plot 67.10x107, adjoining the southeast corner of 103d st. The property is opposite the Hotel Marseilles, and is owned by Marion S. T. Martin and others. The new company is capitalized at \$50,000.

PETER GRIMM has been appointed agent for the Frank Parker Building, 47-49 West 49th st, and the Bonar-Phelps Building at 46-52 East 11th st.

NOVIMELLA REALTY CORPORATION bought the buildings 152 to 156 West 45th st and 155 West 44th st, sold recently by May Irwin, the actress. The new owner plans to improve the site.

GEORGE R. READ & CO. were the brokers who effected the long term lease of 23 East 56th st to T. M. & J. M. Fox, dressmakers.

### New Street Names in Harlem.

ALTHOUGH it is not generally known, it is, nevertheless, a fact that the Board of Aldermen, on April 24, last, changed the names of several streets in Harlem, with the result that many street numbers will require changing, consequent on some streets being merged into one thoroughfares. The Mayor has approved the action of the board.

Notable among the changes is that of Manhattan street, which henceforth is a part of West 125th street. Formerly beginning at its junction with West 125th street, just west of Morningside av., Manhattan st. extended north-west to the Hudson river, while the part of 125th st. west of that point of junction extended to Claremont av. in a straight line, crossing Amsterdam av. and Broadway.

The former west end of West 125th st. will henceforth be known as La Salle pl. A single block of West 126th st., between Amsterdam av. and Broadway, becomes Moylan pl.; West 127th st., from its present junction with Man-

hattan st. to Riverside drive, becomes Tiemann pl., in honor of an early Mayor, whose residence was nearby; while West 129th st., from Broadway to the Hudson river, will be known as St. Clair pl. The purpose of changing the particular parts of the aforesaid numbered streets to named streets is to avoid a confusion by having West 125th st. intersect with other numbered streets.

### Active Queens Brokers.

NOTABLE among the brokerage firms in Queens who have effected large sales of real estate there, especially in the Long Island City section, Roman-Callman Co., of Bridge Plaza North, Long Island City, have specialized in industrial plants and large factory sites. Conspicuous among the large sites the sale of which was negotiated by them is that occupied by the printing plant of the Metropolitan Life Insurance Company, a picture of which appeared in the last issue of The Record and Guide.

Starting in business on January 1, 1916, this firm has had much to do with the development and improvement of the manufacturing area adjacent to the Queensboro Bridge plaza as well as along the line of the Long Island Railroad. Joseph M. Roman and Herbert Callman, who comprise the firm, had both long been connected with the real estate and building business before forming the partnership.

Some of the sales made by this firm during the past year that have attracted attention are: a plot of 80,000 square feet, with railroad siding, which was improved by the Metropolitan Life Insurance Co.; several square blocks fronting on Queens Boulevard for the Thompson Hill Land Improvement Co. to B. Franklin Pettit; 150,000 square feet to the Standard Steel Car Co., who will improve it with a service station; 120,000 square feet to L. J. Selznick, Inc., which will be improved with a large studio building; 200,000 square feet at the southwest corner of Grand street and Garrison avenue, Maspeth, as a site for a large plant of the United States Industrial Alcohol Co.; and the leasing of 70,000 square feet of space as a factory site to the Emerson Phonograph Co. The firm has also sold numerous large plots for improvement with apartment houses in the Long Island City section of Queens.

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150 Broadway, New York

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SAN FRANCISCO

Thirty-eight Years Without  
Loss to Any Investor



# REAL ESTATE STATISTICS

Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1919. Following each weekly table is a résumé from January 1 to date.)

## MANHATTAN

### Conveyances.

	1920	1919
June 24 to June 30	June 26 to July 1	
Total No.....	279	171
Assessed Value.....	\$15,277,350	\$24,506,500
No. with consideration	35	19
Consideration.....	\$2,134,000	\$812,250
Assessed Value.....	\$1,715,550	\$771,600
Jan. 1 to June 30	Jan. 1 to July 1	
Total No.....	9,897	4,480
Assessed Value.....	\$670,828,600	\$252,140,950
No. with consideration	1,274	619
Consideration.....	\$74,783,671	\$24,286,860
Assessed Value.....	\$64,454,550	\$25,546,050

### Mortgages.

	1920	1919
June 24 to June 30	June 26 to July 1	
Total No.....	196	80
Amount.....	\$6,816,306	\$8,814,775
To Banks & Ins. Cos..	26	11
Amount.....	\$3,603,750	\$7,540,000
No. at 6%.....	124	38
Amount.....	\$2,768,170	\$611,275
No. at 5½%.....	44	15
Amount.....	\$1,392,900	\$7,321,000
No. at 5%.....	4	20
Amount.....	\$145,750	\$806,000
No. at 4½%.....	.....	.....
Amount.....	.....	.....
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	2	.....
Amount.....	\$303,500	.....
Interest not given.....	22	7
Amount.....	\$2,205,986	\$76,500
Jan. 1 to June 30	Jan. 1 to July 1	
Total No.....	6,558	2,245
Amount.....	\$226,075,742	\$63,175,602
To Banks & Ins. Cos..	867	401
Amount.....	\$72,614,427	\$25,604,750

### Mortgage Extensions.

	1920	1919
June 24 to June 30	June 27 to July 1	
Total No.....	39	30
Amount.....	\$1,868,399	\$504,400
To Banks & Ins. Cos..	18	10
Amount.....	\$1,338,400	\$73,000
Jan. 1 to June 30	Jan. 1 to July 1	
Total No.....	1,220	680
Amount.....	\$83,553,300	\$44,936,095
To Banks & Ins. Cos..	751	365
Amount.....	\$66,867,791	\$35,562,050

### Building Permits.

	1920	1919
June 24 to June 30	June 27 to July 2	
New Buildings.....	3	7
Cost.....	\$2,500,000	\$1,040,000
Alterations.....	\$559,644	\$214,595
Jan. 1 to June 30	Jan. 1 to July 2	
New Buildings.....	441	177
Cost.....	\$69,632,458	\$24,156,336
Alterations.....	\$23,830,458	\$11,245,235

## BRONX.

### Conveyances.

	1920	1919
June 24 to June 29	June 19 to July 1	
Total No.....	175	139
No. with consideration	15	3
Consideration.....	\$104,673	\$72,388
Jan. 1 to June 29	Jan. 1 to July 1	
Total No.....	6,611	3,769
No. with consideration	599	285
Consideration.....	\$5,625,626	\$3,422,446

### Mortgages.

	1920	1919
June 24 to June 29	June 26 to July 1	
Total No.....	96	81
Amount.....	\$507,455	\$547,623
To Bank & Ins. Cos..	4	4
Amount.....	\$22,500	\$101,000
No. at 6%.....	67	50
Amount.....	\$237,855	\$224,023
No. at 5½%.....	17	17
Amount.....	\$198,250	\$220,000
No. at 5%.....	3	8
Amount.....	\$11,500	\$64,600
No. at 4½%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	9	6
Amount.....	\$59,850	\$39,000

Jan. 1 to June 29 Jan. 1 to July 1

Total No.....	4,551	1,937
Amount.....	\$32,144,200	\$14,061,342
To Banks & Ins. Cos..	169	107
Amount.....	\$3,022,810	\$1,511,562

### Mortgage Extensions.

	1920	1919
June 24 to June 29	June 26 to July 1	
Total No.....	13	17
Amount.....	\$193,500	\$219,000
To Banks & Ins. Cos..	11	2
Amount.....	\$160,500	\$28,000
Jan. 1 to June 29	Jan. 1 to July 1	
Total No.....	431	349
Amount.....	\$8,615,567	\$7,341,385
To Banks & Ins. Cos..	203	121
Amount.....	\$5,697,000	\$3,756,750

### Building Permits.

	1920	1919
June 24 to June 30	June 26 to July 1	
New Buildings.....	17	17
Cost.....	\$348,575	\$781,950
Alterations.....	\$34,300	\$39,480
Jan. 1 to June 30	Jan. 1 to July 1	
New Building.....	554	246
Cost.....	\$11,773,930	\$7,700,340
Alterations.....	\$1,649,030	\$729,246

## BROOKLYN.

### Conveyances.

	1920	1919
June 23 to June 29	June 26 to July 1	
Total No.....	834	1,142
No. with consideration	37	55
Consideration.....	\$376,195	\$540,495
Jan. 1 to June 29	Jan. 1 to July 1	
Total No.....	31,595	21,032
No. with consideration	1,478	1,128
Consideration.....	\$18,312,094	\$13,131,062

### Mortgages.

	1920	1919
June 23 to June 29	June 26 to July 1	
Total No.....	630	874
Amount.....	\$2,723,835	\$3,254,942
To Banks & Ins. Cos..	85	105
Amount.....	\$441,700	\$547,574
No. at 6%.....	559	623
Amount.....	\$2,321,230	\$1,906,167
No. at 5½%.....	47	207
Amount.....	\$284,050	\$1,188,475
No. at 5%.....	10	22
Amount.....	\$31,200	\$103,350
Unusual rates.....	5	2
Amount.....	\$20,855	\$6,100
Interest not given.....	9	20
Amount.....	\$66,500	\$50,850
Jan. 1 to June 29	Jan. 1 to July 1	
Total No.....	26,292	14,274
Amount.....	\$123,460,004	\$53,572,958
To Banks & Ins. Cos..	2,694	983
Amount.....	\$20,569,636	\$6,814,034

### Building Permits.

	1920	1919
June 24 to June 29	June 26 to June 30	
New Buildings.....	82	177
Cost.....	\$624,010	\$1,761,400
Alterations.....	\$185,290	\$524,600
Jan. 1 to June 29	Jan. 1 to June 30	
New Buildings.....	4,663	5,029
Cost.....	\$37,402,710	\$36,579,300
Alterations.....	\$6,836,114	\$4,173,386

## QUEENS.

### Building Permits.

	1920	1919
June 24 to June 29	June 19 to June 30	
New Buildings.....	110	161
Cost.....	\$667,221	\$1,001,792
Alterations.....	\$27,639	\$129,120
Jan. 1 to June 29	Jan. 1 to June 30	
New Buildings.....	3,747	3,743
Cost.....	\$21,647,009	\$17,300,225
Alterations.....	\$2,167,328	\$1,270,833

## RICHMOND.

### Building Permits.

	1920	1919
June 24 to June 29	June 26 to June 30	
New Buildings.....	.....	8
Cost.....	.....	\$12,260
Alterations.....	\$8,825	\$525
Jan. 1 to June 29	Jan. 1 to June 30	
New Buildings.....	721	559
Cost.....	\$1,417,775	\$682,062
Alterations.....	\$187,214	\$69,371

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Send for our new list of lots, flats, dwellings and business property in all sections of Brooklyn.

We have just completed 4 corner two-family houses on Vista Place, Bay Ridge and have 21 semi-detached two-family houses with double garages nearing completion on Sullivan St., Flatbush.

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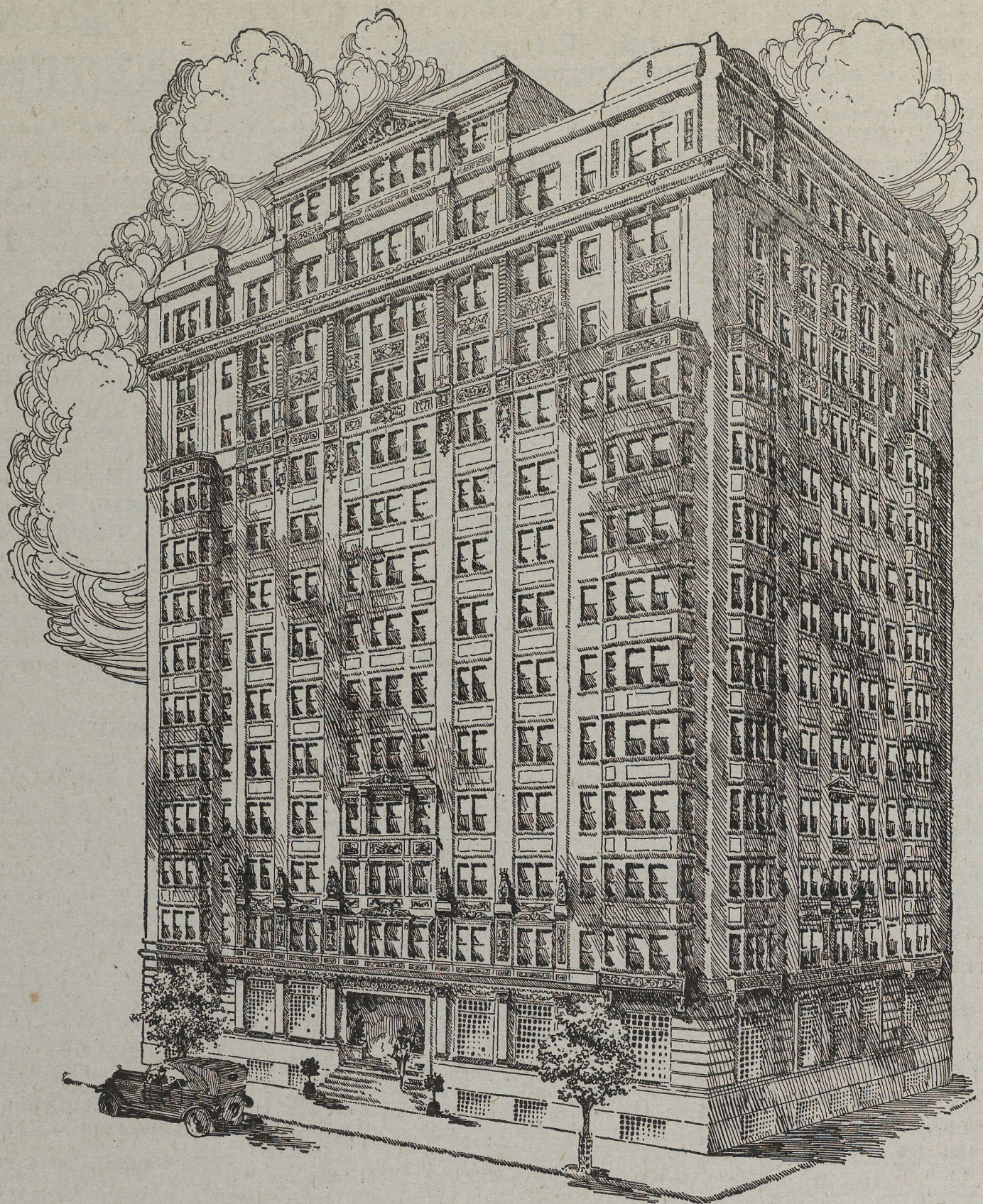
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## Your Building Opportunity

**T**HE Atlantic Terra Cotta for the 13-story Apartment House illustrated was made before the war for an out-of-town customer. The building was stopped by war conditions. We are now permitted to sell at one-half present day prices.

As illustrated, the Atlantic Terra Cotta constitutes two complete 13-story facades on a right-angle corner, with a ground plan of 112 ft. x 70 ft. The material can be readily adapted to a larger or smaller building.

In any such adaptation our drafting department will co-operate with your architect.

The Terra Cotta is Atlantic Terra Cotta, of Atlantic quality and Atlantic service goes with it. It is grey in color, similar to the Terra Cotta used for the Pennsylvania Hotel, New York.

Call, 'phone or write.

**ATLANTIC TERRA COTTA COMPANY**  
1170 Broadway New York City

: : : Telephone Madison Square 5740 : : :



# BUILDING SECTION

## Another Big Factory To Be Built in Long Island City

White Construction Co., Inc., Has Contract for Six-Story Reinforced Concrete Structure for Atlantic Macaroni Co.

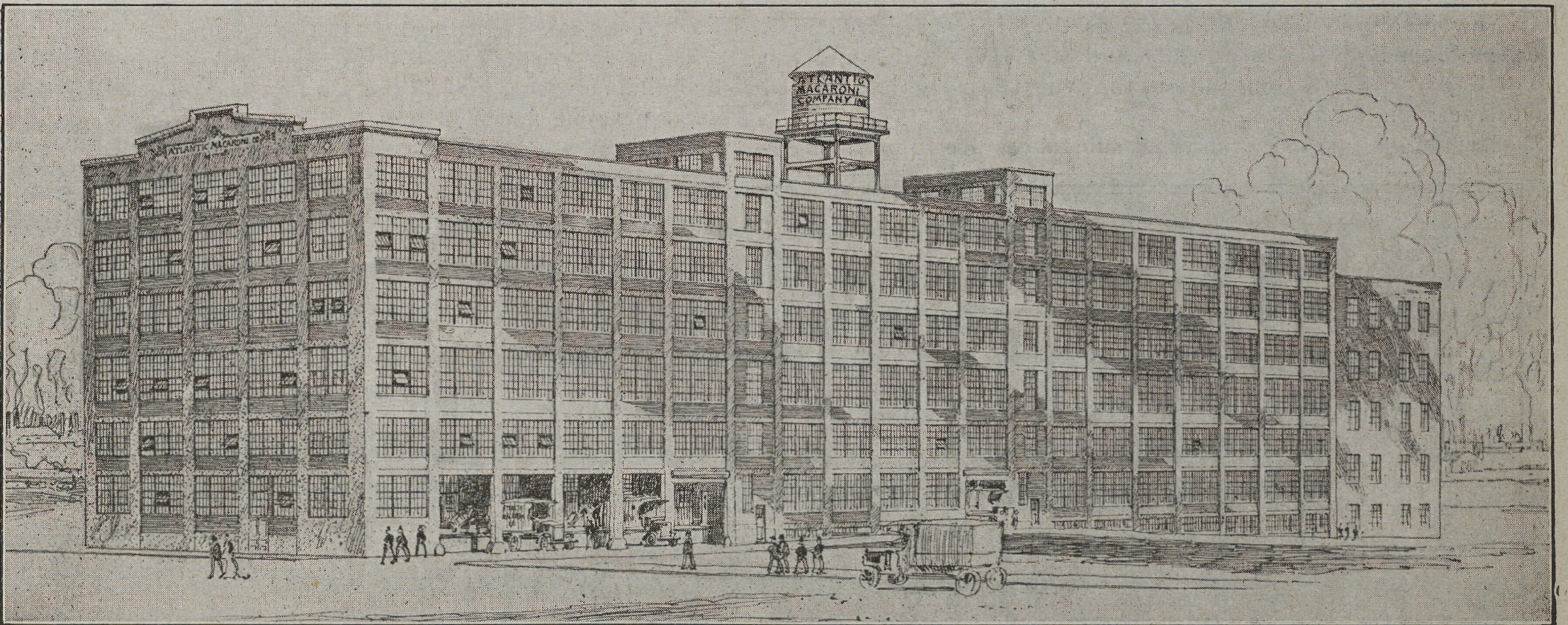
**I**NDUSTRIAL construction is at the present time one of the most active phases of the building situation in the Metropolitan district and from reports of newly projected work of this type it appears as though the facilities for industrial expansion are far from adequate and that the demand for manufacturing and warehouse space will continue indefinitely. For more than a year Queens has led all other boroughs of Greater New York in the number and value of its industrial building operations. Some of the largest factories in the Metropolitan district have been, or are now being erected in this section, with Long Island City, on account of its splendid facilities for rapid transit from neighboring boroughs, and its exceptional shipping facilities by water or rail, has been the section of the borough most favored by manufacturers as the location for new plants.

Announcement has been made that the White Construction Co., Inc., of 95 Madison avenue, Manhattan, has obtained the

foods. The construction will be by what is termed the flat slab floor method and the building is so planned that the floors may be sub-divided into three units, giving each tenant the use of two stairways, a freight and a passenger elevator. In order to assure the maximum amount of natural light and ventilation to all floors the building has been designed with large light courts on each side in which are to be located the exterior fire stairs.

Some idea of the magnitude of this large industrial project may be obtained from the following schedule of materials to be used in construction. The work will require at least 72,000 bags of Portland cement, 9,300 cubic yards of broken stone, 4,600 cubic yards of sand, 1,040,000 pounds of structural and reinforcing steel, 300,000 board feet of lumber for forms and incidental carpenter work, 42,500 feet of steel windows, 20,146 light of glass and approximately 64,500 lineal feet of steel pipe.

The White Construction Co., Inc., also recently started work



White Construction Co., Inc., Builder.

King & Campbell, Architects.

PROPOSED REINFORCED CONCRETE FACTORY FOR ATLANTIC MACARONI COMPANY.

general contract for the construction of what will be the largest macaroni factory in the world. This structure will be for the Atlantic Macaroni Company and will occupy a large plot at 14th street and Vernon avenue, Long Island City. The location of this project is ideal from the shipping standpoint as it has direct dockage facilities on the East River and adjoins the Queensboro Terminal.

King & Campbell, architects, have planned this structure, which will be six stories in height, with basement and pent houses. The ground dimensions are 400 feet x 95 feet and the entire building will contain more than five and one-half acres of floor space. It is estimated that the operation will involve the expenditure of approximately \$1,000,000 exclusive of the value of the property.

The new factory for the Atlantic Macaroni Company will be built of reinforced concrete, fireproof in every particular, and strictly in accordance with the best engineering practice. Sanitary arrangements are of the highest order, as they should be in a structure that is to be used for the manufacture of

on a building in Long Island City for the Trans-Atlantic Motor Storage Co., a structure for the National Lead Co., in Brooklyn and a large building at Rochester, N. Y., for the Yawman & Erbe Manufacturing Co.

E. H. Gary, in a recent address said: "As frequently stated, notwithstanding the United States has only six per cent. of the world's population and seven per cent. of the world's land, yet we produce 20 per cent. of the world's supply of gold, 25 per cent. of the world's supply of wheat, 40 per cent. of the world's supply of iron and steel, 40 per cent. of the world's supply of lead, 40 per cent. of world's supply of silver, 50 per cent. of world's supply of zinc, 52 per cent. of world's supply of coal, 60 per cent. of world's supply of cotton, 60 per cent. of world's supply of aluminum, 60 per cent. of world's supply of copper, 66 per cent. of world's supply of oil, 75 per cent. of world's supply of corn, 85 per cent. of world's supply of automobiles.



# Domestic Asphalt Deposits Adequate for All Needs

Present Importations of This Material and Its Allied Products Could Be Stopped  
If United States Fields Were Developed

**F**EW mineral deposits in America are more promising to the prospector or more interesting to the scientist than the asphalt deposits of California, Kentucky, and the Rocky Mountain and Mid-Continent States, according to a report recently issued by the United States Geological Survey, Department of the Interior. There are no deposits in the United States equal in size and purity to the mysterious pitch lake of Trinidad, from which asphalt has been taken for paving the famous thoroughfares of the world for many years without materially lowering its surface, but there is a great quantity of bituminous rock that could be used locally in surfacing our vast mileage of unimproved highways. Native asphalt, although one of our great undeveloped natural resources has not been extensively mined because of the former abundance of asphaltic petroleum and because of our large imports, but now bituminous products of many varieties obtained from domestic deposits could adequately supply the requirements in several parts of the country.

As asphalt is formed from petroleum and is a remarkable preservative, it has long been a subject of absorbing interest to the oil geologist and the paleontologist. Many of the surface deposits throughout the country, like that near Los Angeles, Cal., which yielded remains of the extinct saber-toothed tiger were formed in recent or Pleistocene time, but some are much older. The asphalt formations range in thickness from a few inches to many feet, and as they are associated with petroleum both geographically and stratigraphically and are of like origin and composition, they may be roughly assigned to the same fields.

Deposits of asphalt and allied substances are found in Ken-

tucky, West Virginia, Arkansas, Missouri, Oklahoma, Texas, Colorado, Nevada, Utah, and California. The richest and most extensive beds are in Oklahoma but Utah contains the largest variety of bituminous substances. The stratigraphic range of the beds is as wide as the geographic, deposits being found in strata of all ages from the Ordovician to the Recent. The oldest asphaltic formations have been observed in Oklahoma, and the youngest, which consist of recently formed sands impregnated with bitumen, occur near Carpinteria, Cal., though small superficial deposits of brea are well distributed throughout the country.

Despite its wide distribution and its suitability for many commercial uses, native asphalt has not been produced in great quantities in the United States. The demand for asphaltic material has been largely met by imports and by petroleum asphalt manufactured from the low-gravity oils of California and the Gulf coastal fields. Both materials have been satisfactory, and are well known wherever asphalt products are used, but petroleum asphalt is produced from oil of a grade suitable for fuel, for which there is a rapidly increasing demand for use in oil-burning ships. The large demand for asphaltic material might be met in part by bituminous rock, which could be used for paving both country highways and city streets, and if carefully laid and maintained the pavements would be durable and clean and would produce relatively little noise and dust.

European countries use large quantities of bituminous rock in building roads, and if the United States would adopt the same practice much oil that is greatly needed for use as fuel and for other purposes would be released.

## BUY LUMBER NOW

Our facilities have not suffered through railroad congestion. We have on hand 20,000,000 feet of lumber, brought in by Water, that we are prepared to market at an actual

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Timber, Factory Flooring, Boards, Finish Flooring  
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**BROOKLYN, N. Y.**

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# Decided Increase In the Total of Building Operations

Figures of F. W. Dodge Company Indicate Considerable New Construction Planned for New York and New Jersey

**F**IGURES showing the total of newly projected building and engineering construction in New York State and New Jersey, north of Trenton, for the week of June 19 to 25 inclusive, show a decided increase in both number of operations and total value of same over the previous five or six weeks and indicates that architects and engineers are going ahead with contemplated jobs despite the continued talk of scarcity of materials and advancing price levels. During the early part of June there was a decided decline indicated by the building statistics as compiled by the F. W. Dodge Company, but it now seems as though prospective builders had decided to start work on their operations and trust for the best as far as essential structural materials are concerned.

During the week of June 19 to 25 inclusive in the above mentioned territory the Dodge Reports announced plans in progress for 434 projects representing a total of \$35,277,100. During the same week it was announced that contracts for 235 building and engineering projects had been awarded that will require an outlay of \$13,925,700.

The list of 434 proposed operations includes 82 business

buildings such as stores, officers, lofts, commercial garages, etc., \$2,041,300; 18 educational projects, \$1,584,500; 7 hospitals and institutions, \$284,500; 46 factory and industrial buildings, \$11,452,000; 6 structures for the army and navy, \$1,684,300; 7 public buildings, \$150,000; 50 public works and public utilities, \$10,796,600; 8 religious and memorial projects, \$697,000; 200 residential operations including apartments, flats and tenements and one and two-family dwellings, \$3,367,400, and 10 social and recreational projects of various types, \$3,219,500.

Included in the list of 235 projects for which contracts were reported awarded during the week of June 19 to 25 were included 49 business and commercial projects of various types, \$1,070,100; 10 educational projects such as schools, colleges, libraries, etc., \$724,400; 28 factory and industrial buildings, \$2,144,500; 4 operations for the army and navy, \$301,500; 6 public buildings, \$6,056,000; 31 public works and public utilities, \$1,819,400; 2 religious and memorial projects, \$60,000; 99 residential operations such as apartments and one and two-family dwellings, \$1,660,800, and 6 social and recreational buildings, \$89,000.

## PERSONAL AND TRADE NOTES.

**John D. Boyd**, architect, has recently established an office at 105 West 40th street.

**John V. Van Pelt**, architect, is now located at 126 East 59th street.

**Stork & Knappe**, architects, formerly at Palisades, N. J., have moved their office to Ardsley, N. Y.

**Joseph J. Galizia**, architect, formerly at 2845 West 23d street, Coney Island, has moved his office to 2930 West 19th street.

**Kallich & Subkis**, architects, formerly located at 2208 Bath avenue, have moved their offices to 7922 21st avenue, Brooklyn.

**Martyn N. Weinstein**, architect, formerly located at 1270 54th street, has recently moved his office to 16 Court street, Brooklyn.

**Frank Newman and Norman McGlashan**, architects, have become associated for the practice of their profession and have established offices at 120 East 40th street.

**H. C. Meyer**, architect, 357 Flatbush avenue, Brooklyn, has formed a partnership with Joseph Mathieu, under the firm name of Meyer & Mathieu, for the general practice of their profession, with offices at the old address.

**Thompson & Mellema**, architects and engineers, formerly at 640 Broadway, Manhattan, have dissolved partnership. Missac Thompson, of this firm, has recently established an office at 189 Montague street, Brooklyn, where he will carry on his practice as architect and engineer.

**The Yale & Towne Manufacturing Co.**, Stamford, Conn., has accepted the resignation of John B. Milliken as treasurer. He will be succeeded by Willard L. Case, formerly advisory engineer to the Audit Co. of New York and recently consulting industrial engineer. Edward C. Waldvogel, for the past four years general manager, in charge of all sales and advertising, has been elected a director of the company.

**The Fifth Avenue Association** will resume the presentation of medals for the best new buildings and alterations in the Fifth avenue section this year. This practice was discontinued for a couple of years, owing to the cessation of building. It is understood that the awards, which will be some time during the latter part of October, will be made formally at the annual dinner of the association in November. The members of the Architectural Harmony Committee who make the decisions are as follows: Walter Stabler, chairman; Douglas L. Elliman, secretary;

Michael Dreier, Robert D. Kohn, C. Grant LaFarge and H. VanBuren Magonigle.

### New Engineering Construction Firm.

Announcement has been made of the formation of the new engineering firm of Goethals, Wells & Co., Inc., with offices at 150 Nassau street. The officers are Major General George W. Goethals, president, and George M. Wells, Henry Goldmark and James L. Ward, vice-presidents. Mr. Wells and Mr. Goldmark were both associated with General Goethals on the Isthmus and have been connected with the consulting engineering firm of George W. Goethals & Co., Inc., which firm will continue as consulting engineers and managers of corporations. The new firm will carry on a general engineering and construction business, specializing in the engineering and architectural design of all classes of structures and their construction.

### Novel Foundation Method.

Builders and architects throughout the country have been interested in the new idea which was introduced with the construction of the 400-room addition to the Ambassador Hotel at Atlantic City, N. J., now practically completed. Under ordinary conditions the new structure could not have been opened, it is said, prior to September 1, so that the process has shortened the construction period by fully sixty days. It is believed that the success of the experiment will revolutionize construction methods where excavation is made in sand soil. In fact, the same method is now being applied in the new Ritz-Carlton Hotel operation in Atlantic City, as well as in the cases of other buildings where the soil formation is of a character to lend itself to the innovation.

Briefly, the scheme as carried out at the Ambassador Hotel addition, consisted of punching 1½-inch holes in the sand 18 feet deep. Well-points were then introduced and the water was pumped out from a level far below the surface. Eight hundred well-points were used constantly in preparing for the Ambassador Hotel foundation. The tip of each point was covered with a 60-mesh screen so that no sand was sucked up by the pumps. The excavation work for the caissons was therefore done in dry sand and no boxing was necessary. In this way the job proceeded much more rapidly, and the Thompson-Starret Company, who did the building work, say there will be no settling. A similar process has been used heretofore in digging tunnels, sewers and excavations of that nature, but the Ambassador Hotel job is the first where the new method has ever been introduced in building work of this nature.

## TRADE AND TECHNICAL SOCIETY EVENTS.

**National Association of Sanitary Woodwork Manufacturers** will hold its annual convention at Cleveland, O., July 13, 1920.

**American Society of Mechanical Engineers.**—Monthly meeting the second Tuesday of each month.

**New York Building Superintendents' Association.**—Regular meeting, second and fourth Wednesdays of each month. Secretary, Reginald Byron, Frances Building.

**National Association of Stationary Engineers** will hold its annual convention at the Milwaukee Auditorium, September 13 to 17, inclusive.

**Association of Wall Paper Manufacturers** will hold its annual convention and exhibition in the Hotel Commodore, New York City, during July. Exact date and outline of program will be announced later.

**Building Managers' and Owners' Association of New York.**—Regular meeting, second Tuesday of each month. Secretary, J. Clysdale Cushman, 50 East 42d street, New York City.

**New York Retail Hardware Association** will hold its annual convention and exhibition at Rochester, N. Y., February 22 to 25, 1921. Secretary, John B. Foley, City Bank Building, Syracuse, N. Y. Details of this convention are not yet formulated and will be announced later.

**National Association of Window Glass Manufacturers** will hold its annual convention at Atlantic City, N. J., July 7 to 9 inclusive. An interesting program is assured by the committee in charge and the discussions will include topics of vital interest to this industry.

**National Retail Lumber Dealers' Association** will hold its annual convention in St. Louis, Mo., September 6 to 8 inclusive. A special committee has been appointed to arrange a program and all present indications point to an unusually large attendance.

**Conference of Mayors and Other City Officials of the State of New York** has planned to hold its annual meeting at Jamestown, N. Y., July 6 to 8, inclusive. Secretary, William P. Capes, 25 Washington avenue, Albany, N. Y. The program scheduled for this conference includes a number of important papers and discussions upon vital subjects pertaining to municipal administration, finances, etc.



# CURRENT BUILDING OPERATIONS

**L**OCAL building conditions have not changed materially during the past week and no definite improvement is possible until railroad embargoes on incoming freight are lifted. The freight situation is the responsible factor for the present lack of active building, as no materials are available. There is a sufficient volume of building materials and supplies in the hands of manufacturers, but they cannot be shipped to points where they are most needed, and as a result a large number of important structural operations have been forced to suspend activity for the time being and other projects, for which plans have been completed and in many instances contracts already awarded, are being withheld from starting.

Early this week in an effort to break the embargo on building materials United States Senator William M. Calder, Chairman of the Senate Special Committee on Reconstruction of Production, sent a telegram to the Interstate Commerce Commission asking that body to permit representatives of the sand and gravel interests to appear before it and present facts concerning the serious situation now confronting the building industry of the country.

During the week Senator Calder also conferred with several of the leading railroad executives on the importance of immediate movement of building materials and supplies to New York City, where construction on a tremendous scale must be started within the next two or three months if relief is to be expected this year. In the opinion of Senator Calder the building shortage is so acute in New York that the movement of building materials should have precedence over all shipments excepting food and fuel.

Naturally the local building material markets are without activity. For the most part the dealers have very little to sell and are only marking time until such time as supplies will again be readily available. Prices are firm.

**Common Brick.**—Buying interest increased this week in the New York wholesale market for Hudson River common brick and the fact is chiefly due to the anticipation of improved deliveries of cement. A total of twenty-two bargeloads of brick was disposed of during the week, which is considerably better than the record for the past three or four weeks, and dealers are feeling more optimistic. The price holds firmly to the \$25 level and

it is likely to remain until increased manufacturing costs of the present season's output make an advance absolutely necessary. Current inquiry for common brick denotes a vast amount of new construction, already planned, that is only waiting for materials. A large percentage of the proposed building is for housing and commercial needs and a start would materially relieve the tension caused by the existing shortage of rentable space. Manufacturers state that the season is progressing without events of particular moment other than the continued shortage

of labor and the growing difficulty in obtaining fuel.

**Summary:** Transactions in the North River common brick market for the week ending Friday, July 2, 1920. Condition of market: Demand improved slightly; prices firm and unchanged. Quotations: Hudson Rivers, \$25 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 12; sales, 22. Distribution: Manhattan, 9; Bronx, 1; Brooklyn, 8; New Jersey points, 2; outside, 2. Remaining unsold, 14.

**Lumber.**—The market is quiet and no

## BUILDING COMMODITY PRICES

**C**URRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York:

**Note**—Price changes are indicated by bold-face type.

**Brick** (Wholesale, on Dock, N. Y.), per thousand:

For delivered prices in Greater New York, add cartage, handling, plus 15 per cent.

Hudson River, best grades..\$25.00 to —  
Hudson River, "off loads".... — to —  
Raritan .....No quotation  
Second-hand brick, per load  
of 3,000, delivered..... — to —

**Face Brick**—Delivered on job in New York:

Rough Red .....\$44.00 to \$50.00  
Smooth Red ..... 44.00 to 50.00  
Rough Buff ..... 46.00 to 52.00  
Smooth Buff ..... 46.00 to 52.00  
Rough Gray ..... 51.00 to —  
Smooth Gray ..... 51.00 to —  
Colonials ..... 38.00 to 45.00

**Cement**—Delivered at job site, in Manhattan, Bronx, Brooklyn and Queens: Domestic Portland cement, per bbl.. \$4.80  
Rebate for bags, 25c. each.

**Gravel**—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd. ....\$4.25  
Bronx deliveries..... 4.25  
¾-in., Manhattan deliveries..... 4.25  
Bronx deliveries..... 4.25

**Note**—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water front, in which case prices will be slightly higher.

**Grit**—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries ..... \$3.50  
Bronx deliveries ..... 3.50

**Hollow Tile**—

Exterior—not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring.....\$0.25 per sq. ft.  
3x12x12 ..... 0.25 per sq. ft.  
4x12x12 ..... 0.28 per sq. ft.  
5x12x12 ..... 0.37 per sq. ft.

**Note**—For deliveries north of 125th street, Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

**Lath**—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens .....\$20.00 per 1,000

**Lime**—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Finishing Lime (Standard in 300-bl. barrel).....\$5.00 per bbl.  
Common Lime (Standard 300-lb. barrel)..... 4.80 per bbl.  
Hydrate Finishing, in cloth bags ..... 32.00 per ton  
Rebate for bags, 20c. per bag.

**Plaster**—

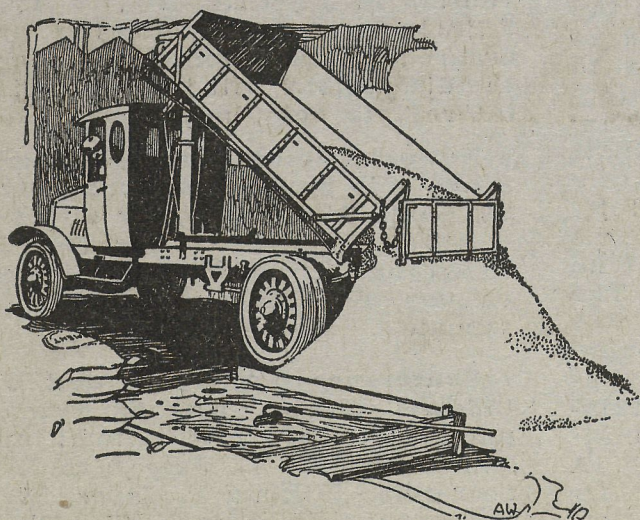
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth bags .....\$27.00 per ton  
Lath Mortar, in cloth bags.. 19.00 per ton  
Brown Mortar, in cloth bags. 19.00 per ton  
Finishing Plaster, in cloth bags ..... 28.00 per ton  
Rebate for returned bags, 25c. per bag  
Finishing Plaster (250-lb. barrel ..... \$4.75 per bbl.  
Finishing Plaster (320-lb. barrel) ..... 6.00 per bbl.

**Plaster Blocks**—

2-in. (solid) per sq. ft.....\$0.14½  
3-in. (hollow) per sq. ft..... 0.14½

# ONEIDA TRUCKS



A CAREFUL analysis has been made of the contractor's requirements and a specially equipped truck has been worked out to meet every need.

The Oneida motor delivers more power than is obtained in other motors. *Contractors need this extra power.*

## C-H MOTORS CORP.

Bedford and Atlantic Avenues  
Brooklyn — New York

Service Station — 18-26 Bainbridge St. Bkln.



# MATERIALS AND SUPPLIES

increase in buying activity is looked for until there is a general revival of building in the Metropolitan district. Lumber prices are somewhat easier than they have been for some time and some optimists feel that prices are destined to recede further. One of the reasons for the easier prices is naturally the decrease in the demand, but on the other hand arrivals from production points, particularly by water, have improved the stocks of the dealers to a great extent.

**Roofing and Building Papers.**—There has been little change in the market.

Demand is dull on account of the drop in the number of active building projects and the supply is scant owing to the continued embargoes on freight that are preventing deliveries from manufacturers. Jobbers are looking forward to materially increased business just as soon as the supply conditions are readjusted. Prices are steady and practically without change.

**Structural Steel.**—The local market for fabricated material is quiet owing to the general recession of building activity in the Metropolitan district, but there are a number of large projects planned for a

start just as soon as the material supply situation is adjusted. For the greater part contracts for this work have already been awarded and plans are made for an immediate start upon the lifting of railroad freight embargoes on building materials. Among the operations being held in abeyance are included apartments, hotels, office and loft buildings, factories and warehouses and many other types of structure, the construction of which would materially relieve the shortage of rentable space in this city.

**Electrical Supplies.**—Jobbers' stocks are reported to be in slightly better condition than they have been for the past few weeks and it is anticipated that the supply will be more steady in the future. The demand for electric goods has slowed down to some extent on account of the recent set-back to building progress brought about by the general shortage of structural materials. There is no question of the volume of construction planned and ready to start, but the majority of it is being held in abeyance until better deliveries of materials are assured. Prices for electrical supplies are well sustained and no material change is anticipated at present.

**Linseed Oil.**—The local market is quiet and there is at present no prospect of a revival of activity for some time. This is usually the dull period of the year, but conditions are even quieter than usual owing to the slack building season. Linseed oil prices as quoted by the different crushers show a wide variation. The mills have plenty of seed for all current needs and it is said that conditions are practically normal for this time of the year, although some of the producers are somewhat behind on deliveries.

**Nails.**—During the past week some shipments of nails have arrived, but the quantity released is but a small part of the total required to fill back orders that have been accumulating on dealers' books for months past. For the last three or four months the nail scarcity has been acute and consumers have been forced to shop around and buy wherever they could in insignificant lots. At the present time there is not much hope that the supply will be easier for some time to come as the mills will be unable to speed up production until the tremendous demand now existing for heavy steel products is satisfied to some extent. Prices vary according to the stocks on hand.

**Cast Iron Pipe.**—Demand is lighter than it has been, but prices hold firm.

## IN THE METROPOLITAN MARKETS

### Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn & Queens.  
27x48x $\frac{1}{2}$  in. ....\$0.45 each  
32x36x $\frac{1}{4}$  in. .... 0.35 each  
32x36x $\frac{3}{8}$  in. .... 0.36 each  
32x36x $\frac{1}{2}$  in. .... 0.43 each

### Sand—

Delivered at job in  
Manhattan .....\$2.50 to — per cu. yd.  
Delivered at job in  
Bronx .....\$2.50 to — per cu. yd.

### White Sand—

Delivered in Manhattan....\$5.00 per cu. yd.

### Broken Stone—

1 $\frac{1}{2}$ -in., Manhattan delivery.\$3.50 per cu. yd.  
Bronx delivery.... 3.50 per cu. yd.  
 $\frac{3}{4}$ -in., Manhattan delivery. 3.50 per cu. yd.  
Bronx delivery.... 3.50 per cu. yd.

### Building Stone—

Indiana limestone, per cu. ft.....\$1.55  
Kentucky limestone, per cu. ft..... 1.85  
Brier Hill sandstone, per cu. ft..... 1.75  
Gray Canyon sandstone, per cu. ft.... 1.50  
Buff Wakeman, per cu. ft..... 1.75  
Buff Mountain, per cu. ft..... 1.65  
North River bluestone, per cu. ft.... 1.50  
Seam-face granite, per sq. ft..... 1.25  
South Dover marble (promiscuous mill block), per cu. ft..... 2.25  
White Vermont marble (sawed) New York, per cu. ft..... 3.00

### Structural Steel—

Plain material at tidewater; cents per pound:  
Beams and channels up to 14 in. ....2.72 to —  
Beams and channels over 14-in.2.72 to —  
Angles, 3x2 to 6x8.....2.72 to —  
Zees and tees.....2.72 to —  
Steel bars .....2.10 to —

### Lumber—

Wholesale prices, New York.  
Yellow pine, merchantable 1905, f. o. b., N. Y.:  
3x4 to 14x14, 10 to 20 ft....\$68.00 to \$82.00  
Hemlock, Pa., f. o. b., N. Y.,

base price, per M..... 57.00 to —  
Hemlock, W. Va., base price, per M. .... 57.00 to —  
(To mixed cargo price add freight, \$1.50.)  
Spruce, Eastern, random cargoes, narrow (delivered). — to —  
Wide cargoes..... — to —

Add \$1.00 per M. for each inch in width over 12 inches. Add \$1.00 per M. for every two foot over 20 ft. in length. Add \$1.00 per M. for dressing.

Cypress Lumber (by car, f. o. b., N. Y.):

First and seconds, 1-in..\$140.00 to —  
Cypress shingles, 6x18, No. 1 Hearts ..... to —  
Cypress shingles, 6x18, No. 1 Prime ..... to —  
Quartered Oak..... 315.00 to —  
Plain Oak ..... 236.00 to —

### Flooring:

White Oak, quart'd, select..... to \$235.00  
Red Oak, quart'd, select..... to 230.00  
Maple No. 1.....\$188.00 to —  
Yellow pine, No. 1, common flat ..... 110.00 to —  
N. C., pine, flooring, Norfolk ..... 120.25 to —

### Window Glass—

Official discounts from manufacturers' lists:  
Single strength, A quality, first three brackets .....79%  
B grade, single strength, first three brackets .....79%  
Grades A and B, larger than the first three brackets, single thick.....78%  
Double strength, A quality.....80%  
Double strength, B quality.....82%

### Linseed Oil—

City brands, oiled, 5-bbl. lot...\$1.63 to —  
Less than 5 bbls..... 1.66 to —

### Turpentine—

Spot in yard, N. Y., per gal....\$1.75 to —  
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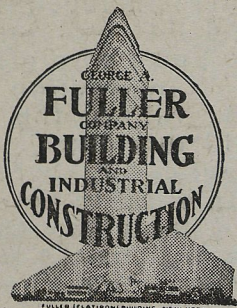
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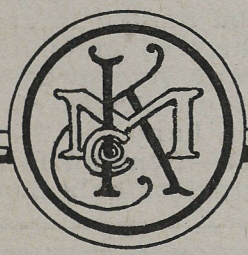
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## CONTEMPLATED CONSTRUCTION.

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

79TH ST.—J. M. Felson, 1133 Broadway, has been selected as architect to plan alterations to the apartment at 221-223 East 79th st for Max Veischeiser, 205 East 67th st, owner. Cost, \$50,000.

#### DWELLINGS.

124TH ST.—Dodge & Morrison, 160 Pearl st, have completed plans for a 3-sty brick residence, 20x50 ft, at 1 East 124th st for Paul L. Bryant, 1 West 127th st, owner. Cost, \$12,000.

#### STABLES AND GARAGES.

54TH ST.—Wm. J. Russell, 73 West 46th st, has finished plans for alterations to the 5-sty brick garage and show rooms at 147 West 54th st for Mildred Avidon, 147 West 54th st, owner. Cost, \$25,000.

DYCKMAN ST.—Frank A. Rooke, 15 East 40th st, has plans underway for a 4-sty brick and frame stable, 100x166 ft, at Dyckman and B sts for Sheffield Farms Co., Inc., 524 West 57th st, owner and builder. Cost, \$150,000.

57TH ST.—Frank A. Rooke, 15 East 40th st, has plans in progress for a 1-sty brick garage, 50x100 ft, at 542-544 West 57th st for the Sheffield Farms Co., 524 West 57th st, owner and builder. Cost, \$10,000.

#### STORES, OFFICES AND LOFTS.

46TH ST.—John E. Nitchie, 63 Park Row, has plans in progress for a 6-sty concrete loft building, 44x100 ft, at 318-20 West 46th st for Arthur W. Tams, 1600 Broadway, owner. Cost, \$150,000.

5TH AV.—Kaufman & Levine, 56 Pine st, have finished plans for a 2-sty addition to the brick store and alterations to the office and show room at 251 5th av for A. I. Kaplan, 16 Exchange pl, owner. Cost, \$60,000. Architects will take bids on separate contracts about July 6.

7TH AV.—John B. Snook Sons, 261 Broadway, have completed plans for alterations to the 3-sty brick store and lofts at 322-324 7th av for the New York Life Insurance & Trust Co., 52 Wall st, Henry Parish, Jr., first vice-president, 52 Wall st, owner. Cost, \$10,000. Architects will take bids on general contract about July 6.

46TH ST.—Victor C. Farrar, 4 East 39th st, has plans in progress for an 18-sty brick, limestone and terra cotta office and loft building, 75 x100 ft, at 121-125 West 46th st for the Hoooven Letter Service, Inc., 117 West 46th st, Paul C. Hoooven, president, owner. Cost, \$825,000.

40TH ST.—John C. Westervelt, 36 West 34th st, has prepared plans for alterations to the 3 and 6-sty store and loft building, 50x98 ft, at 143-145 West 40th st for the Childs Co., 200 5th av, owner. Cost, \$30,000.

#### THEATRES.

PARK ROW.—William E. Lehman and Nathan Harris, 738 Broad st, Newark, have plans in progress for alterations to the 4-sty brick moving picture theatre, 29x119 ft, at 29 Park Row for owner, to be announced later.

137TH ST.—H. C. Ingalls, 347 Madison av, has completed plans for a 2-sty brick and stucco theatre, 100x100 ft, with a seating capacity of 1,100, to occupy the site at 149 West 137th st, running round to 2341-2349 7th av for the Sarco Realty Co., 214 West 141st st, owner. Cost, \$200,000.

49TH ST.—Herbert J. Krapp, 116 East 16th st, has plans in progress for a 3-sty brick and limestone theatre, 70x100 ft, at 224-230 West 49th st for Edward Margolies, 19 East 33d st, owner. Cost, \$125,000. Architect will take bids on general contract when plans are completed.

### Bronx

#### DWELLINGS.

PRATT AV.—Plans have been prepared privately for a 1-sty frame dwelling, 22x32 ft, with garage, 20x16 ft, on the west side of Pratt av, 50 ft south of 233d st, for Alex. R. Holmes, 213th st and Harlem River, owner. Cost, \$4,500.

#### STABLES AND GARAGES.

JEROME AV.—John E. Kirby, 4187 Park av, has prepared plans for a 1-sty brick garage, 50x246 ft, on the east side of Jerome av, 179 ft north of 177th st, for the Edel Realty Co., 1901 Walton av, owner. Cost, \$75,000.

### Brooklyn.

#### DWELLINGS.

86TH ST.—Wm. Harrington, 19 East 48th st, Manhattan, has prepared plans for five 1-sty frame dwellings, 14x57 ft, in the north side of 86th st, 160 ft east of Colonial rd, for Tonkel Larson, 4605 5th av, Brooklyn, owner. Cost, \$20,000.

CRESCENT ST.—Wm. C. Winters, 106 Van Sicken av, has completed plans for a 1-sty brick store and residence, 20x107 ft, in Crescent st, at the northwest corner of Atlantic av, for Frank Richards, 160 Jamaica av, Brooklyn, owner and builder. Cost, \$25,000.

86TH ST.—David M. Ach, 1 Madison av, Manhattan, has finished plans for two 1 and 2-sty

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frame dwellings, 36x24 ft, with garage, at the northeast corner of 86th st and Shore rd for Joseph Cosazza, 618 Prospect av, Brooklyn, owner. Cost, \$15,000.

OCEAN VIEW AV.—A. Farber, 1746 Pitkin av, has prepared plans for ten 2-sty frame and stucco dwellings at Ocean View av and Beach 51st st for Dratkin & Kaplan, 1434 St. Marks av, Brooklyn, owners and builders.

NEW JERSEY AV.—Morris Rothstein, 197 Snediker av, has started plans for ten 2-sty brick dwellings, 20x57 ft, at the southwest corner of New Jersey and Livonia avs for Rothberg & Levine, 555 New Jersey av, owners and builders. Details later.

#### FACTORIES AND WAREHOUSES.

FLUSHING AV.—Louis Allmendinger, 20 Palmetto st, has prepared plans for alterations to the 1-sty frame factory building, including new store front, etc., at 354-358 Flushing av for Louis Meyer, 374 Flushing av, owner, who will take estimates on separate contracts. Cost, \$15,000.

#### HALLS AND CLUBS.

78TH ST.—Thomas Bennett, 79th st and 5th av, has finished revising plans for a 2-sty and limestone club house, 60x100 ft, at the northwest corner of 78th st and 4th av for the Knights of Columbus, owner. Cost, about \$80,000. Owner will take bids early next autumn.

#### STABLES AND GARAGES.

HANCOCK ST.—Millman & Son, 26 Court st, have plans in progress for an addition to the 1-sty brick garage, 85x150 ft, at the northeast corner of Hancock st and Cypress av for the M. C. K. Contracting Co., A. Margolin, president, 2336 Fulton st, owner and builder. Owner will take bids on separate contracts about August 15.

ATLANTIC AV.—S. Millman & Son, 26 Court st, have prepared preliminary plans for a 1-sty brick garage, 99x153 ft, at the northeast corner of Atlantic av and Elton st for Havemeyer & Elder, 129 Front st, Manhattan, owners. Cost, \$30,000.

CONEY ISLAND AV.—Cohn Brothers, 361 Stone av, have completed plans for a 1-sty brick garage, 120x132 ft, at 806 Coney Island av, 381 ft south of Cortelyou rd, for Harry Strongin, 1703 Pitkin av, owner and builder. Cost, \$30,000.

AMBOY ST.—Samuel Millman & Son, 26 Court st, have completed plans for a 1-sty brick garage, 50x100 ft, in the east side of Amboy st, 190 ft north of Pitkin av, for Max Seidman, 1463 St. Marks av, owner and builder. Cost, \$35,000.

18TH AV.—Ebling, Magnuson & Kleinert, 52 Vanderbilt av, Manhattan, have plans about completed for a brick extension to the 1-sty brick garage at 4513-4521 18th av, 399 ft west of Gravesend av, for Charles DeCesar, 4438 18th av, owner. Cost, \$20,000.

### Queens.

#### DWELLINGS.

ASTORIA, L. I.—Louis Berger & Co., 1696 Myrtle av, Ridgewood, L. I., have prepared plans for a store and residence on the north side of Astoria av, at the northeast corner of Willow st, for William Friedrich, 181 Astoria av, Asotria, owner. Cost, \$18,000.



MASPETH, L. I.—Plans have been prepared privately for a 2-sty frame residence, 25x30 ft, at the northwest corner of Clermont and Jay avs for A. Bogush, owner, on premises. Cost, \$4,500.

ELMHURST, L. I.—Chas. J. Stidolph, 15 Ivy st, Elmhurst, has finished plans for a 2-sty frame dwelling, 18x50 ft, in the north side of Wool st, 46 ft west of Manheim st, for Fred Meyer, Woodhaven av, Elmhurst, owner. Cost, \$5,000.

SOUTH OZONE PARK, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 14x34 ft, on the west side of Brintmeyer av, 163 ft north of Helen av, for Thomas F. Malone, Fulton st, Jamaica, owner. Cost, \$3,000.

SOUTH OZONE PARK, L. I.—Plans have been prepared privately for four 2-sty frame dwellings, 14x34 ft, at the southeast corner of School av and Birch st for Thomas F. Malone, Fulton st, Jamaica, owner. Cost, \$12,000.

ST. ALBANS, L. I.—William C. Winters, 106 Van Siclen av, Brooklyn, has prepared plans for a 2-sty frame residence, 34x26 ft, at the northeast corner of Fletcher pl and York av for George Berger, 1723 Centre st, St. Albans, L. I., owner. Cost, \$8,500.

JAMAICA, L. I.—Holler & Kleinhenz, 1012 Gates av, Brooklyn, have completed plans for a 2-sty frame residence, 22x44 ft, on the north side of Cannonbury rd, 50 ft east of Madison st, for Rudolph Woerner, 572 Lafayette av, Brooklyn, owner. Cost, \$8,000. Architect will take bids on general contract.

RICHMOND HILL, L. I.—George E. Crane, 114th st, Richmond Hill, L. I., has finished plans for a 2-sty frame dwelling, 16x39 ft, in the east side of 108th st, 241 ft north of Atlantic av, for Thomas D. Loftin, 9135 108th st, Richmond Hill, owner and builder. Cost, \$8,500.

#### STORES, OFFICES AND LOFTS.

JAMAICA, L. I.—W. H. Spaulding, 34 Bergen av, Jamaica, has completed plans for a 1-sty frame office, 15x50 ft, in the east side of Union-hall st, 295 ft south of Fulton st, for J. Sheldon Fosdick, 382 Fulton st, Jamaica, owner and builder. Cost, \$7,500.

#### Westchester.

##### DWELLINGS.

RYE, N. Y.—F. Burnham Chapman, 2 West 45th st, Manhattan, has plans in progress for a 2½-sty stucco residence, with garage, in Rye, N. Y., for Jas. Hedges, 141 East 25th st, Manhattan, owner. Details will be available later.

YONKERS, N. Y.—J. H. Phillips, 681 5th av, Manhattan, has prepared plans for ten 2½-sty frame and stucco dwellings, 24x30 ft, in Mohegan Park, Yonkers, N. Y., for Mrs. M. Randolph, owner, care of architect. Total cost, \$150,000.

#### New Jersey.

##### CHURCHES.

HOBOKEN, N. J.—Robert C. Dixon, 548 Park av, Weehawken, N. J., are revising plans for the 1 and 2½-sty brick and steel church and parsonage, 40x70 ft, at 821 Bloomfield av for the First Protestant Reformed Church, Rev. Joseph D. Peters, pastor, 1220 Garden st, Hoboken, owner.

JERSEY CITY, N. J.—N. W. D'Ella, 574 Newark av, Jersey City, has completed plans for a 1-sty brick church, 43x82 ft, at 677-679 Communipaw av for the St. Marks A. M. E. Zion Church, Rev. J. M. Haggart, owner, on premises. Cost, \$26,000.

NEW BRUNSWICK, N. J.—Benjamin Goldberger, Raritan Building, Perth Amboy, has plans under way for a 1-sty brick and terra cotta synagogue, 42x90 ft, at New Brunswick, N. J., for the Congregation Anshe Emmeth, Jesse Straus, chairman building committee, Somerset st, New Brunswick, owner. Architect will soon take estimates on general contract.

##### DWELLINGS.

SOUTH ORANGE, N. J.—Maynard O. Klemmt, 764 Broad st, Newark, has plans under way for fifty 2½-sty frame dwellings, varying in size, in Victory Heights, near Seton Hall, South Orange, for the Victory Construction Co., J. F. Eder, president, 135 Johnson av, Newark, owner and builder. Cost, \$7,000 to \$10,000 each.

GLEN RIDGE, N. J.—H. Messinger Fisher and Charles Hammel, 460 Plainfield av, Montclair, have finished plans for a 2½-sty frame residence, 22x23 ft, at Glen Ridge, N. J., for Thomas G. Curtis, Forest and Claremont avs, Montclair, owner and builder. Cost, \$6,000.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, Elizabeth, has plans in progress for five 2½-sty frame dwellings, 22x50 ft, in South Broad and Grove sts, Elizabeth, for Frank Putz, Washington av and South st, Elizabeth, owner. Cost, \$10,000 each.

SOUTH ORANGE, N. J.—E. V. Warren, Essex Building, Newark, has completed plans for three 2½-sty frame dwellings, 25x30 ft, at the southeast corner of Prospect st and Montague pl, South Orange, for Arthur A. Sauer, 273 Chestnut st, Kearny, N. J., owner and builder. Cost, \$7,000 each.

NUTLEY, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 24x28 ft, at 22 Weston pl, for F. B. Speer, 171 John st, Nutley, owner and builder. Cost, \$5,000.

PALISADE, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 24x35 ft,

at Palisade, N. J., for Peter Schultz, Dispatch Building, Union Hill, N. J., owner and builder. Cost, \$10,000.

NEWARK, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 25x31 ft, at 1149 Bergen st, Newark, for the American Realty & Development Co., 614 Essex Building, Newark, owner and builder. Cost, \$8,000.

NEWARK, N. J.—Plans have been prepared privately for two 2½-sty frame dwellings, 18x32

ft, at 18-18 Hobson st, Newark, for G. Bradley and William Gilbert, 866 Bergen st, Newark, owners and builders. Cost, \$5,500 each.

NEWARK, N. J.—Plans have been prepared privately for two 2½-sty frame dwellings, 30x23 ft, at 51-55 Hobart av, Newark, for the Stanley Wheeler Co., Union Building, Newark, owner and builder. Cost, \$11,000 each.

BLOOMFIELD, N. J.—Harry Bryant, Jr., 367 Fulton st, Brooklyn, has plans in progress for a

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2½-sty frame and stucco residence, 40x55 ft, at Bloomfield, N. J., for owner to be announced later. Cost, about \$30,000.

MAPLEWOOD, N. J.—Wm. J. Fitzsimmons, 207 Market st, Newark, has prepared plans for seven 2½-sty frame dwellings, 28x30 ft, at Maplewood, N. J., for the Builders' Construction Co., Harry Kolodin, president, 111 Washington av, Newark, owner and builder. Cost, \$8,000 each.

GLEN RIDGE, N. J.—Edward P. Mellon, 52 Vanderbilt av, Manhattan, has plans under way for a 2½-sty frame residence, 75x55 ft, with garage, at Glen Ridge, N. J., for Ralph Scheffey, 61 Broadway, Manhattan, owner. Architect will take bids on general contract when plans are finished.

#### SCHOOLS AND COLLEGES.

FORDS, N. J.—Alexander Merchant, 363 George st, New Brunswick, N. J., has completed plans for a 2-sty brick grade school, 45x134 ft, to contain eight class rooms, at Raritan Township, Middlesex County, N. J., for the Board of Education of Raritan Township., Chas. Anderson, president, Fords, N. J., owner, who will take bids on general contract. Cost, \$75,000.

#### CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

#### APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Fred R. Smith, 188 Amsterdam av, has the general contract for alterations to the 4-sty brick and stone residence, 20x100 ft, at 31 West 84th st into apartments for Alexander Lucas, 370 Lexington av, owner, from plans by George F. Pelham, 200 West 72d st, architect. Cost, \$18,000.

#### DWELLINGS.

RICHMOND HILL, L. I.—Gabriel Dreher, 70 Elderts lane, Brooklyn, has been awarded the general contract for a 2½-sty frame and stucco residence, 23x52 ft, on the west side of 106th st, Richmond Hill, for Walter Vogt, 1269 Hancock st, Brooklyn, owner. Cost, \$16,000.

MANHATTAN.—Thos. O'Reilly & Son, 15-17 East 49th st, Manhattan, have been awarded the general contract for alterations to the 4-sty brick and stone residence, 16x52 ft, at 54 East 53d st for A. Iselin, 36 Wall st, owner, from plans by A. L. Noel, 52 Vanderbilt av, architect. Cost, \$20,000.

MANHATTAN.—Isaac A. Hopper's Sons, 15 East 40th st, have the general contract for alterations and fire repairs to the 5-sty brick and stone residence at 42 Riverside dr for owner, care of Mott B. Schmidt, 14 East 46th st, architect.

MANHATTAN.—William J. Yennie & Co., 25 West 42d st, have the general contract for alterations and additions to the brick and stone private residence at 58 West 52d st for Lee Counsellman, owner. Project includes hot water heating, plumbing, painting and decorating, rough and finished carpenter work, glazing, hardware, iron work, stone renovating, lathing, plastering, etc. Cost, approximately \$14,000.

SOUND BEACH, CONN.—William J. Yennie & Co., 25 West 42d st, Manhattan, have the general contract for alterations to the 2½-sty private residence at Sound Beach, Conn., for Margaret Baiz, owner, on premises. Cost, \$12,000. Private plans.

#### FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—Jas. MacWalters & Sons, Inc., 1493 Broadway, Manhattan, have been awarded the general contract for alterations to the 2-sty brick factory on the east side of Williams av, 79 ft north of Atlantic av, for David E. Kennedy, Inc., 62 West 14th st, Manhattan, owner, from plans by Francis Y. Joannes, 52 Vanderbilt av, Manhattan, architect. Cost, \$10,000.

MANHATTAN.—Butler-Brady Co., 18 West 34th st., has the general contract for a 7-sty brick and concrete fireproof factory and warehouse at 79-83 Bedford st., and a 2-sty brick addition to the adjoining building at 69 Barrow st., running through to Commerce st., for Rigaud, manufacturer of the Mary Garden Perfume and toilet articles, owner. Plans were prepared by Sommerfeld & Steckler, 31 Union sq., architects.

BROOKLYN, N. Y.—The White Construction Co., 95 Madison av, Manhattan, has been awarded the general contract for the 4-sty and basement concrete factory, 50x100 ft, at 139-141 Marshall st for the National Lead Co., A. Larwill, in charge, 111 Broadway, Manhattan, owner, from privately prepared plans. Cost, \$100,000.

CLIFTON, N. J.—The American Concrete Steel Co., 27 Clinton st, Newark, N. J., has been awarded the general contract for a manufacturing plant at Clifton, N. J., for the Pennsylvania Textile Co., Walter S. Roberts, president, W. S. Ingraham, vice-president, Chas. E. Prior, secretary, 449 4th av, Manhattan, owner, from plans by Clark, MacMullen & Riley, 101 Park av, Manhattan, engineers.

MANHATTAN.—Robert Johnson, Inc., 204 East 58th st, has the general contract for alterations to the 4-sty brick factory building, 20x90 ft, at 208 East 52d st, for the 208 East 52d Street

Corporation, 681 5th av, owner, from plans by George F. Pelham, 200 West 72d st, architect. Cost, \$8,000.

#### MUNICIPAL.

SOUTH ORANGE, N. J.—Archibald Shields, 347 Valley st, South Orange, has the general contract for a 2-sty brick extension and alterations to Village Hall at Scotland rd and South Orange av for the village of South Orange, owners, from plans by Louis F. Bird, 129 Prospect pl, South Orange, architect, owner. Cost, \$17,955.

#### PUBLIC UTILITIES.

MANHATTAN.—Kenn Well Construction Co., 841 Broadway, Manhattan, has been awarded the general contract for the brick and steel 1 and 2-sty sub-station, 52x25x200 ft, at 207-209 East 73d st and 210 East 74th st for the New York Edison Co., 130 East 15th st, Manhattan, Thos. E. Murray, vice-president, owner, from privately prepared plans. Cost, \$275,000.

#### STABLES AND GARAGES.

PATERSON, N. J.—Harold Bang, 188 19th av, Paterson, has the general contract, Wm. Platt, United Bank Building, the mason work for a 1-sty brick garage, 104x50 ft, at 735-739 Madison av, Paterson, for the New Jersey Bus Manufacturing Corporation, owner, on premises, from privately prepared plans. Cost, \$16,000.

#### STORES, OFFICES AND LOFTS.

MANHATTAN.—Ledy & Moore, 105 West 40th st, have the general contract for a 16-sty brick, limestone and terra cotta store and office building, 74x98 ft, at 58-64 West 40th st, for owner, care of Necarsulmer & Lehlbach, 507 5th av, architects. Cost, \$800,000. General contractors will soon take bids on materials and sub-contracts.

#### STORES, OFFICES AND LOFTS.

MANHATTAN.—F. & W. E. Bloodgood, 8 York st, have the general contract for alterations to the 6-sty brick and terra cotta office, store and showroom building, 25x70 ft, at 257-259 Canal st for B. Clarkson, 26 West 50th st, owner, from plans by L. H. Rabbage, 729 6th av, architect. Cost, \$35,000.

MANHATTAN.—Marcus Contracting Co., 309 Broadway, has the contract for excavating for the 6-sty and limestone store and showroom building, 33x100 ft, at 448 5th av for Cornelia D. DeLangley, 27 William st, owner, from plans by Harry Allen Jacobs, 320 5th av, architect. Cost, \$200,000.

MANHATTAN.—Isaac A. Hopper Sons, 15 East 40th st, have the general contract for alterations to the 5-sty brick and stone loft building, 57x100 ft, at 41 Vesey st for F. & D. Pendyke, owners, on premises, from plans by Rouse & Goldstone, 512 5th av, architects. Cost, about \$33,000.

BROOKLYN, N. Y.—I. Rosselle, 1 Madison av, Manhattan, has the general contract for a side addition, brick, 3-sty, 40x40 ft, to the 3-sty telephone exchange at 7101 16th av, for the New York Telephone Co., 15 Dey st, Manhattan, owner, from plans by McKenzie, Voorhees & Gmelin, 1123 Broadway, architects. Cost, \$50,000.

MANHATTAN.—Marcus Contracting Co., 309 Broadway, has the contract for excavating for the brick and stone store and loft building at 92-96 Gold st, for the Elgee Leather Co, owner, from plans by George & Edward Blum, 505 Fifth av, architects.

## STANDARDS AND APPEALS Calendar

#### HOURS OF MEETINGS.

Board of Appeals, Tuesdays, at 10 a. m.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
Special meetings as listed in this Calendar.  
Board of Standards and Appeals, Tuesdays, 2 p. m., as listed in the Calendar.  
All hearings are held in Room 919, Municipal Building, Manhattan.

#### BOARD OF STANDARDS AND APPEALS.

Thursday, July 8, 1920, at 10 a. m.

#### Petitions for Variations.

209-20-S—Vernon av, n. e. corner Paynter av, Long Island City, Queens.  
392-18-S—404 East 14th st, Manhattan.  
328-20-S—102 Nassau st, Manhattan.  
378-20-S—1 Park Row, corner Ann st, Manhattan.

386-20-S—18 Wooster st, Manhattan.  
394-20-S—441 East 117th st, Manhattan.

403-20-S—693 1st av, Manhattan.

408-20-S—42 West 57th st, Manhattan.

449-19-S—214 Fulton st, Manhattan.

#### Appliances Submitted for Approval.

246-20-S—"Pressure Tite" Connection.  
351-20-S—Interior Fire Alarm Signal System.

#### Proposed Amendments.

152-20-S—Amendment to Plumbing Rules.  
396-20-S—Amendment to Plumbing Rules.  
412-20-S—Amendment to Exit Door Rules.

#### Proposed Rule.

395-20-S—Reinforced Concrete Flat Slabs

#### BOARD OF APPEALS.

Tuesday, July 13, 1920, at 10 a. m.

#### Appeals from Administrative Orders.

297-20-A—321-343 West 54th st, Manhattan.  
16-20-A—North side of East 62d st, 600 ft from Avenue V, Brooklyn.  
235-20-A—1155-1205 Manhattan av, Brooklyn.  
393-20-A—830-848 10th av, 450 West 56th st, 451-453 West 55th st, Manhattan.





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## PLANS FILED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.  
MADISON AV, 772-776, 66th st, 21 E, 11-sty bk apts, 51x80, tile rf; \$500,000; (o) Pentalpha Realty Corp., 16 William; (a) Fred F. French, 299 Madison av (233).

STORES AND APARTMENTS.  
BROADWAY, 2589-2595, 98th st, 240-252 W, 97th st, 241-249 W, 14-sty f. p. store & apt house, 165x201, tar & gravel rf; \$1,800,000; (o) Broadway-98th St. Realty Co., 2520 Bway; (a) Schwartz & Gross & Marcus, 347 5 av (224).

STORES, OFFICES AND LOFTS.  
BROADWAY, 1715-1717, 7-sty bk storage & offices, 51x66, tar & slag rf; \$200,000; (o) Haynes Automobile Co., 1715-1717 Bway; (a) Walter Haefeli, 229 W 42 (232).

SHERMAN AV, 108-110, 1-sty bk garage, 50x150, tar & gravel rf; \$30,000; (o) Thos. Jeffrey, 106 Sherman av; (a) Dunnigan & Crumley, 394 E 150th (234).

### Bronx.

#### DWELLINGS.

DAVIDSON AV, w s, 200 s 192d, 2-sty bk dwg, 25x35.6, 1-sty bk garage, 12x21, slate rf; \$14,000; (o) Henry Schweibert, 3273 3 av; (a) John P. Boyland, 4780 3 av (391).

DAVIDSON AV, w s, 250 s 192d, 2-sty bk dwg, 22x44, 1-sty bk garage, 12x21, slate rf; \$16,000; (o) Theo. Holstein, 222 W 139th; (a) John P. Boyland, 4780 3 av (390).

FIELDSTONE RD, e s, 800 s 253d, 1-sty fr dwg, 30.10x25.6, shingle rf; \$1,200; (o) A. F. Parker, on prem; (a) Wm. A. Kennedy, 301 W 259th (398).

#### STABLES AND GARAGES.

230TH ST, n s, 165 e Barnes av, 1-sty bk garage, 14x14, tin rf; \$175; (o & a) Benedict Linzo, on prem (387).

BENEDICT AV, n s, 275 w Pugsley av, 1½-sty bk garage, 17x18, slate rf; \$500; (o) Bernard Loomam, on prem; (a) Wm. Hopkins, 2600 Decatur av (388).

MORRIS AV, w s, 218 s 183d, 1-sty bk garage, 25x22, slag rf; \$1,000; (o) Mauro Yarusso, 2256 Morris av; (a) Chas. A. Clark, 441 Tremont av (389).

PARK AV, e s, 91.63 n 169th, 1-sty bk garage, 25x40, slag rf; \$1,000; (o) Wm. V. Riebule, 1034 Prospect av; (a) Ph. Kissin, 1035 Stebbins av (399).

### Brooklyn.

#### DWELLINGS.

HENDRIX ST, 300, w s, 175 n Glenmore av, 2-sty bk 1 fam dwg, 20x32; \$9,000; (o) Philip Housman, 2206 Pitkin av; (a) Seelig & Finkelstein, 26 Court (8159).

75TH ST, 1428, s s, 210 e 14 av, 2-sty bk 2 fam dwg, 23x56; \$20,000; (o) Anthony Cuffazzo, 57 Mott, Manhattan; (a) Jos. Martine, 7 W 45th, Manhattan (8046).

80TH ST, 1868, s s, 40 w 19 av, 2-sty fr 2 fam dwg, 26x63; \$11,000; (o) New Way Bldg. Co., Inc., 1760 Bath av; (a) Chas. & Scott, 1760 Bath av (8067).

BRIGHTON BEACH AV, n s, 40 w E 3d, 2-1-sty bk str & 1 fam dwg, 20x70; \$10,000; (o) Elias Eichenbaum & Isadore Pesatz, 124 E 3d, Manhattan; (a) Morris Perlstein, 49 Fulton av, Middle Village (8041).

ONYX COURT, 40 n Olive court, 3-1-sty fr 1 fam dwg, 29x21; \$12,000; (o) same; (a) same (8042).

FT. HAMILTON PKWAY, 5102, s w c 51st, 2-sty bk 2 fam dwg, 20x60; \$10,000; (o) Linden Hgts. Bldg. Co., Inc., prem; (a) Salvati & Le Quornik, 369 Fulton (8023).

FT. HAMILTON PKWAY, 5104, w s, 20.4 s 51st, 2-sty bk 2 fam dwg, 20x52; \$8,000; (o) same; (a) same (8024).

18TH AV, 5722-24, n w c 58th, 2-2-sty fr 1 fam dwg, 16x38; \$12,000; (o) Economy Homes Co., 1409 Av J; (a) Fredk. J. Dassau, 26 Court (8172).

#### FACTORIES AND WAREHOUSES.

CHESTER ST, 210, s w c East New York av, 1-sty bk storage, 65x101.2½; \$15,000; (o) Morris Smerling, 406 Rockaway av; (a) Cohn Bros., 361 Stone av (8003).

CHESTER ST, 12-20, w s, 74.11½ s East New York av, 1-sty bk storage, 76x118.11½; \$12,000; (o) same; (a) same (8004).

#### STORES, OFFICES AND LOFTS.

GRAVESEND AV, 689-93, e s, 200 s Cortelyou rd, 1-sty bk str, 50x50; \$10,000; (o) Morris Schnetman, 607 E 4th; (a) Philip Caplan, 16 Court (8031).

12TH AV, 3624, n w c 37th, 1-sty conc office, 23x33; \$90,000; (o) Knickerbocker Ice Co., 1480 Bway, Manhattan; (a) owner (8202).

13TH AV, 4502-6, s w c 45th, 1-sty conc str, 60x60; \$15,000; (o) Morris Bienenstock, 5117 15 av; (a) M. A. Cantor, 373 Fulton (7979).

#### MISCELLANEOUS.

DEGRAW ST, 518, s w c Nevins, 2-sty steel coal pocket, 21x62.10; \$14,000; (o) Brooklyn Union Gas Co., 176 Remsen; (a) Berlin Constn. Co., 220 Bway, Manhattan (8071).

SULLIVAN ST, 54-58, n w c Richards, 4-sty conc Y. M. C. A. bldg, 50.5x85; \$180,000; (o) Brooklyn Y. M. C. A., 55 Hanover pl; (a) John F. Jackson, 141 E 45th, Manhattan (8066).

### Queens.

#### CHURCHES.

ELMHURST.—Filmore av, s e c 25th, 1-sty fr church, 30x100, shingle rf, elec, steam heat; \$10,000; (o) Parish of St. Joan of Arc, Elmhurst; (a) Kolb Building Co., 30 Church, Manhattan (3313).

#### DWELLINGS.

BAYSIDE.—4th st, w s, 283 n Warburton av, 2-sty fr dwg, 41x35, shingle rf, 1 family, gas, steam heat; \$7,500; (o & a) Andrew Neuman, 4th st, Bayside (3368).

BAYSIDE.—5th st, w s, 241 n Warburton av, 2-sty fr dwg, 23x35, shingle rf, 1 family, gas, steam heat; \$7,500; (o) Andrew Neuman, 4th st, Bayside; (a) owner (3289).

CORONA.—Railroad av, s s, 100 e 51st, 3-1-sty fr dwg, 22x36, shingle rf, 1 family, steam heat; \$18,000; (o) Estate R. J. Gallucci, 27 Louna av, Corona; (a) owner (3387-88-89).

CORONA.—47th st, e s, 200 n Burnside av, 2-2-sty bk dwgs, 36x52, tin rf, 2 families, gas, steam heat; \$20,000; (o) Frank Quimbimbs, 100 47th, Corona; (a) A. DeBlasi, 94 East Jackson av, Corona (3361).

DOUGLSTON.—Park la, n w c East dr, 2-sty fr dwg, 40x40, shingle rf, 1 family, elec, steam heat; \$12,000; (o) Mrs. Irving M. Dewey, 925 West End av, Manhattan; (a) Shiner & Appel, New Haven, Conn (3383).

EAST ELMHURST.—Banks av, w s, 80 w Couch pl, 2-sty bk dwg, 36x26, shingle rf, 1 fam, elec, hot water heat; \$15,000; (o) Gustave Mantry, East Elmhurst, L. I.; (a) E. Augustus Acker, 686 Academy, Manhattan (3367).

ELMHURST.—St. James pl, n s, 100 w Roach pl, 2-sty fr dwg, 25x23, shingle rf, 1 fam, elec, steam heat; \$10,000; (o) Mrs. M. E. Clarry, 70 Roach pl, Elmhurst; (a) Benj. Driesler, 153 Remsen, Bklyn (3365).

ELMHURST.—Titan st, s s, 100 e Marlowe av, 2-2-sty fr dwgs, 20x35, shingle rf, 1 family, gas, steam heat; \$9,000; (o) Jacob Morgenthaler Sons, Inc., 663 Sackett, Bklyn; (a) A. White Pierce, 26 Court, Bklyn (3300-3301).

FLUSHING.—Barclay st, n s, 100 e Percy, 2½-sty fr dwg, 40x37, shingle rf, 1 fam, elec, steam heat; \$18,000; (o) Charles K. Roe, Whitestone, L. I.; (a) Warren & Clark, 108 E 29th, Manhattan (3363).

FLUSHING HEIGHTS.—25th st, w s, 200 s Norwood av, 2½-sty fr dwg, 16x30, shingle rf, 1 family, gas, steam heat; \$5,000; (o) John Lewenkowski, Fresh Meadow rd, Flushing; (a) H. Grimmer, 26th & Cypress av, Flushing (3384).

GLENDAL.—Ridgewood av, e s, 51 n Central av, 2-sty fr dwg, 18x31, shingle rf, 1 family, gas; \$5,000; (o) Geo. Kempf, 26 Olmstead pl, Glendale; (a) M. Perlstein, 49 Fulton av, Middle Village (3307).

HOLLIS.—Fishkill pl, s w c Beaufort, 2-sty fr dwg, 24x25, shingle rf, 1 family, gas, steam heat; \$7,500; (o) Mrs. Emma Faber; (a) H. T. Jeffrey, Jr., 309 Fulton, Jamaica (3353).

JAMAICA.—Avalon av, e s, 50 s N 1st, 2-sty fr dwg, 20x54, shingle rf, 1 family, gas, steam heat; \$16,000; two buildings; (a) Carr & Mattsen, Jamaica; (a) Edw. Jackson, Herriman av, Jamaica (3330).

JAMAICA.—Norwich av, n e c Desmond av, 2-sty fr dwg, 23x41, shingle rf, 1 family, gas, steam heat; \$5,000; & Norwich av, n s, 30 e Desmond av, 2-sty fr dwg, 18x37, shingle rf, 1 family, gas, steam heat; \$5,000; & Desmond av, e s, 180 s Ayling av, 2-sty fr dwg, 26x31, shingle rf, 1 family, gas, steam heat; \$5,000; & Park av, w s, 80 n Ayling av, 2-sty fr dwg, 26x31, shingle rf, 1 family, gas, steam heat; \$5,000; & Chapin av, e s, 80 n Tilly, 2-sty fr dwg, 23x41, shingle rf, 1 family, gas, steam heat; \$5,000; (o) Spartan Realty Co., 66 Orange, Bklyn; (a) Wm. E. Helm, College Point (3369-70-71-72-73).

QUEENS.—Queens rd, w s, 200 s Marlborough pl, 2-sty fr dwg, 22x33, shingle rf, 1 family, gas, hot water heat; \$5,000; (o) D. Kendelhardt, 560 W 36th, Manhattan; (a) J. D. Geddes, 41 Franklin pl, Jamaica (3322).

RICHMOND HILL.—112th st, n w c Roanoke av, 2½-sty fr dwg, 16x40, shingle rf, 1 family, gas, steam heat; \$6,000; (o & a) Stenberg Bros., Richmond Hill (3393).



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SPRINGFIELD.—Higbie av, s s, 742 e New York av, 2-sty fr dwg, 22x23, shingle rf, 1 family, elec, steam heat; \$6,000; (o) J. Brown, Higbie av, Springfield; (a) H. T. Jeffrey, Jr., 309 Fulton, Jamaica (3352).

ST. ALBANS.—Central av, s s, 300 w L. I. R. R., 2½-sty fr dwg, 41x24, shingle rf, 1 family, elec, steam heat; \$16,000; (o) E. H. Brown, St. Albans, L. I.; (a) C. H. Tabor, St. Albans, L. I. (3346)

WESTMORELAND.—Bayview av, s w c Cutter av, 5-2-sty fr dwgs, 28x39, shingle rf, 1 family, elec, steam heat; \$62,000; (o) Rickert Brown Realty Co., 52 Vanderbilt av, Manhattan; (a) Philip Resnyk, 131 W 39th, Manhattan (3341-2-3-4-5).

#### STABLES AND GARAGES.

EVERGREEN.—Irving av, e s, 50 s Cooper av, 1-sty bk garage, 50x61, slag rf, steam heat; \$8,000; (o) Brooklyn Master Bakers' Purchasing Co., 1404 Decatur, Bklyn; (a) Gustave Erda, 826 Manhattan av, Bklyn (3297).

#### STORES AND DWELINGS.

MASPETH.—Grant st, n s, 185 e Columbia av, 2-sty fr str & dwg, 25x41, gravel rf, 2 families, gas; \$6,000; (o & a) H. Kiselewski, 44 Grand, Maspeth (3320).

#### STORES, OFFICES AND LOFTS.

JAMAICA.—Unionhall st, e s, 295 s Fulton, 1-sty fr office, 15x50, slag rf, steam heat, elec; \$7,500; (o) J. Sheldon Fosdick, 382 Fulton, Jamaica; (a) W. H. Spaulding, 34 Bergen av, Jamaica (3295).

MASPETH.—Grand st, s s, 597 w Garrison av, 2-sty bk office, 22x90, slag rf, steam heat; \$5,000; (o) Vulcan Rail & Construction Co., prem; (a) Gustave Erda, 826 Manhattan av, Bklyn (3296).

#### MISCELLANEOUS.

L. I. CITY.—South Jane st, s s, bet Ely av & Sunswick st, 2-sty bk service station, 200x218, tar & gravel rf, steam heat; \$250,000; (o) Hellman Motor Corporation, Goodyear Bldg., Jackson av, L. I. City; (a) McAvoy & Smith, Electric Bldg., Queens Plaza, L. I. City (3349).

## PLANS FILED FOR ALTERATIONS

### Manhattan.

HOUSTON ST, 111-117 E, new ext, opening, partitions, vent shaft in 8-sty bk theatre & office; \$15,000; (o) Bertha Steuer, 55 W 88th; (a) Louis A. Sheinart, 194 Bowery (2068).

GREENWICH ST, 326, remove wall, new wall, elevator shaft in 4-sty bk str & storage; \$15,000; (o) Morris Dweretsky, 97 Varet, Bklyn; (a) Samuel Shlefstein, 97 Varet Bklyn (2058).

PINE ST, 90, Depeyster st, 24-26, remove skylights, new ext, floor, beams, girders, wall, ceiling, rf on 7-sty bk offices; \$25,000; (o) Jos. F. Cullmann, 161 Front; (a) Jno. Monks & Sons, 438 Bway (2072).

10TH ST, 457-63 E, remove wall, beams, new trusses, girders, beams, boiler room in 2-sty bk garage; \$10,000; (o) Dochtermann Realty Co., Inc., 469 E 10th; (a) Louis A. Sheinart, 194 Bowery (2067).

10TH ST, 41 W, remove steps, porch, new partitions, bathrooms in 4-sty bk dwg; \$10,000; (o) Elizabeth S. Hoyt, 38 W 11th; (a) F. H. Dewey & Co. & Howard Greenley, 175 5 av (2049).

22D ST, 362 W, new 2-sty ext, wall openings, stairs, raise rf on 4-sty bk dwg; \$10,500; (o & a) Edw Raldiris, 191 9 av (2012).

53D ST, 54 E, new bay windows, fireplaces, stairs, rearrange partitions in 5-sty bk dwg; \$16,000; (o) Adrian Iselin, 36 Wall; (a) Auguste S. Noel, 52 Vanderbilt av (2016).

63D ST, 45 E, remove bay windows, partitions, new pier, stairs, partitions in 5-sty bk dwg; \$15,000; (o) H. P. Russell, 25 Broad; (a) Pleasants Pennington, 477 5 av (2037).

84TH ST, 31 W, move partitions, new plumbing fixtures, rooms in 4-sty bk dwg; \$15,000; (o) Alexander Lucas, 370 Lexington av; (a) Geo. Fred Pelham, 200 W 72d (2027).

85TH ST, 159-161 W, remove stairs, rearrange partitions, new openings, doors, stair, dumb-waiter, steam heating, plumbing in 4-sty bk dwg; \$20,000; (o) 159-161 W 85th St Corp., 159 W 85th; (a) Carl Hartzelius, 441 W 50th (2013).

103D ST, 331-333 E, remove elev, hatchway, roof, wall, new floor, roof, ext, beams, elev, girders, doors, toilets in 3-sty bk store & dwg; \$10,000; (o) Issac Raskin, 333 E 103d; (a) Louis A. Homum, 405 Lex as (2065).

124TH ST, 534 W, new bath rooms, fire-escapes, door in 6-sty bk int; \$20,000; (o) Morris Van Buren Realty Co., Inc., 507 5 av; (a) Nicholas Serracino, 507 5 av (2015).

125TH ST, 145-147 W, remove partitions, new elevator, pent house, walls, entrance, partitions in 5-sty bk lofts; \$12,000; (o) Buckley Newhall Co., 145 W 125th; (a) Chas. L. Fraser, 103 Park av (2032).

### Bronx.

216TH ST, n s, 194 w Barnes av, 2-sty bk ext, 20x22.8, to 2-sty bk dwg; \$3,500; (o) Menlo Bldg. Co., 749 E 216th; (a) De Pace & Juster, 3617 White Plains av (352).

227TH ST, 934, raise 6 ft. to grade & 2-sty fr ext, 18x12.6, to 2-sty fr dwg; \$1,800; (o) Jos. Bienerwiew, on prem; (a) Geo. H. Olphert, 657 E 222 (354).

BLACKROCK AV, 2042, 1-sty fr ext, 9x10, to 2-sty fr dwg; \$500; Maria Schlickerriedert, on prem; (a) Anton Pirner, 2069 Westchester av (353).

EDISON AV, n w c Eastern blvd, new plumbing, stairs, partitions to 2½-sty fr dwg; \$2,000; (o) Harry Livine, 20 Valentine av; (a) Moore & Landsiedel, 3 av & 148th (345).

GRAND AV, e s, 320 n 184th, 1-sty fr ext, 10x10, to 3-sty bk dwg; \$500; (o) Frank Ryan, on prem; (a) Chas. S. Clark, 441 Tremont av (346).

MORRIS AV, e s, 236 n 184th, 1-sty fr ext, 8x8, to 2½-sty fr dwg; \$800; (o) Wm. Fleming, on prem; (a) Chas. S. Clark, 441 Tremont av (347).

### Brooklyn.

AMITY ST, 143, n s, 199½ w Clinton, int alts in rectory; \$1,000; (o) Very Rev. Agapros Golarn, prem; (a) Jas. Boyle, 361 Stone av (8002).

BERKELEY PL, s s, 170 e 6 av, alts to 2-sty bk 1 fam dwg; \$2,000; (o) Frank Pisano, 24 5 av; (a) Kallich & Subkis, 7922 21 av (8033).

BOND ST, 207, s e c Baltic, str front in 3 str; \$1,000; (o) Michael J. Reilly, 452 Baltic; (a) Bly & Hamann, 551 Nostrand av (8037).

CHESTER ST, 279-87, e s, 179.2 s Blake av, steam boiler in laundry; \$1,000; (o) Pitkin Wet Wash Laundry, prem; (a) Edw. M. Adelson, 1778 Pitkin av (8016).

CLIFTON PL, 227, n s, 80 e Bedford av, int alts to 2-sty fr str & 1 fam dwg; \$2,000; (o) Michael Kramer, prem; (a) Max Hirsch, 26 Court (7988).

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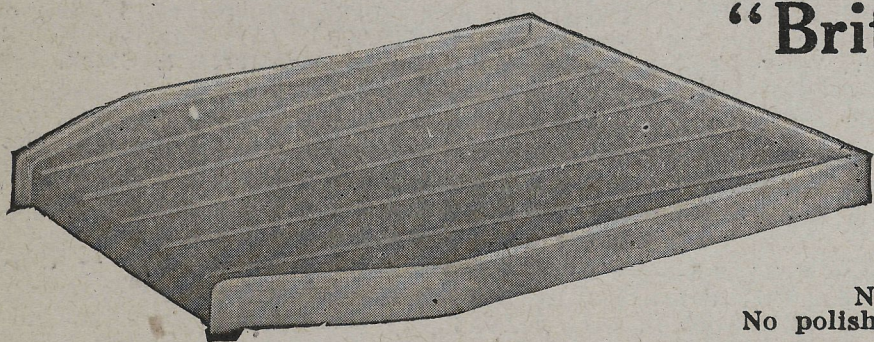
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DEGRAW ST, 125-35, n w c Tiffany pl, walls in 4-sty bk factory; \$2,200; (o) Jordan Cabinet Wks., prem; (a) J. Sarsfield Kennedy, 157 Remsen (8021).

ESSEX ST, 575, e s, 100 s Blake av, int alts to 2-sty fr 2 fam dwg; \$2,200; (o) Baldassare Foggero, prem; (a) S. Millman & Son, 1780 Pitkin av (8009).

FULTON ST, 447, n e c Jay, int alts to paint shop; \$2,800; (o) Chas. M. Keenan, prem; (a) Seaberg Elev. Co., 407 Douglass (7985).

FULTON ST, 493-5, n w c Bridge, str front on str; \$1,000; (o) Julius Straus, prem; (a) Sidney F. Oppenheim, 36 8 av, Manhattan (7991).

GRAND ST, 182, s s, 89.2 e Bedford av, str fronts on 3-sty fr str & 2 fam dwg; \$2,000; (o) Century Stores & Realty Co., Inc., prem; (a) Max Cohn, 189 Grand (7971).

GRAND ST, 186, s s, 111.2 e Bedford av, str fronts on 4-sty fr str & 6 fam dwg; \$2,500; (o) Century Stores & Realty Co., Inc., 142 E Bway, Manhattan; (a) Max Cohn, 189 Grand (8160).

GRAFTON ST, 159, s e c Blake av, int alts to 1-sty bk garage; \$1,000; (o) Wolf Bernstein, prem; (a) Cohn Bros., 361 Stone av (8005).

KEAP ST, 231, n s, 20 n Marcy av, int alts to 3-sty bk 1 fam dwg; \$1,500; (o) Jacob Goldman, 146 S 3d; (a) Hy. M. Entlich, 413 S 5th (7995).

MADISON ST, 455, n s, 200 w Sumner av, int alts to 4-sty bk 16 fam dwg; \$6,000; (o) Rebecca Schulman, 966 Greene av; (a) Chas. Infanger & Son, 2634 Atlantic av (8142).

MARSHALL ST, n s, 100 w Hudson av, steel constn on storage & mfg bldg; \$50,000; (o) National Lead Co., Manhattan; (a) Edw. P. Leonard, 619 Eastern pkway (8125).

MONROE ST, 386, s s, 354 e Tompkins av, int alts to 3-sty bk 2 fam dwg; \$1,000; (o) Barnet Shapiro, 137 Hart; (a) Hy. M. Entlich, 413 S 5th (8043).

TROUTMAN ST, 342-50, s s, 91.3 e Irving av, wall in 1-sty bk bakery; \$1,000; (o) Evans & Wright Bakery, 197 Starr; (a) Louis Berger & Co., 1696 Myrtle av (8083).

UNION ST, 126, s s, 144.6 e Columbia, int alts to 3-sty bk str & 4 fam dwg; \$3,000; (o) Beola Musciamsi, 118 Union; (a) Burke & Olsen, 32 Union (7987).

S 10TH ST, 92, s s, 146 w Bedford av, ext to 3-sty bk 2 fam dwg; \$1,000; (o) Abraham Winopo, prem; (a) Frank V. Laspia, 525 Grand (8197).

#### Queens.

CORONA.—40th st, e s, 249 s Polk av, replace old ext with new, 7x9, on dwg; \$175; (o) Michael J. O'Brien, prem (1676).

CORONA.—Roosevelt av, n s, 79 e Junction av, ext, 10x16, on str & dwg, rear; \$250; (o) Harry Hazeldine, prem (1735).

FLUSHING.—Myrtle av, n s, 250 w Brewster av, ext, 20x16, on dwg, rear; \$2,500; (o) Harry H. Murphy, Myrtle av, Flushing; (a) G. A. Cooper, 27th st, Flushing (1738).

FLUSHING.—Main st, e s, 38 s Locust, ext, 32x35, on str, rear; \$5,500; (o) A. Abromson, 101 Main, Flushing; (a) A. E. Richardson, 100 Amity, Flushing (1724).

JAMAICA.—Cumberland, s s, e Sutphin rd, plumbing in dwg; \$200; (o) J. Bosch, prem (1709).

JAMAICA.—Archer pl, n s, 50 w Sutphin rd, ext, 5x25, on lunch wagon; \$500; (o) Albert W. Eccles, 4244 Jerome av, Ozone Park (1726).

L. I. CITY.—Pierce av, 460, plumbing in factory; \$300; (o) Reco Mfg. Co., prem (1716).

L. I. CITY.—William st, e s, 150 n Beebe av, plumbing in factory; \$150; (o) M. Bray, prem (1689).

L. I. CITY.—Vernon av, 211, int alts to factory; \$400; (o) Thermoner Co., 719 6 av, Manhattan (1691).

L. I. CITY.—4th st, n s, 75 e West av, install two water closet compartments in dwg; \$200; (o) Antonio Cavagnaro, 47th 4th, L. I. City; (a) De Rose & Cavalieri, 370 E 149th, Manhattan (1677).

L. I. CITY.—Prospect st, 71 repairs to shed; \$150; (o) Michael McGowan, prem (1704).

LITTLE NECK.—Broadway, n s, 300 e Little Neck rd, int alts to dwg; \$150; (o) D. Schneider, prem (1710).

METROPOLITAN.—Metropolitan av, 1651, 2-sty fr ext, 28x14, rear dwg, tin rf, int alts; \$1,750; (o) Chas. Stockinger, prem; (a) L. Berger Co., Myrtle av, Ridgewood (822).

MIDDLE VILLAGE.—Pallas av, 65-67, int alt two dwgs; \$1,200; (o) John Metzner, 1614 Metropolitan av, Ridgewood; (a) John H. Vandervegt, 2157 Pulaski, Ridgewood (1497).

MORRIS PARK.—Johnson av, w s, 89 s Atlantic av, ext, 14x14, str & dwg, rear; \$3,000; (o) Nelson W. Graham, 914 Church, Richmond Hill; (a) Henry A. Baldwin, Church st & Jerome av, Richmond Hill (930).

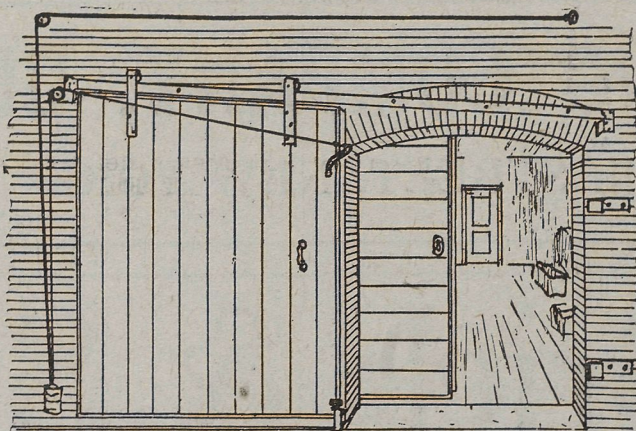
NASSAU HEIGHTS.—Cornbury pl, e s, 120 s Phelps av, 1-sty fr ext, 7x5, rear dwg, 1-sty added to top, shingle rf, int alt; \$2,000; (o) H J Allen, 1144 Lafayette av, Bklyn; (a) Wm Von Felde, 2188 Metropolitan av, Middle Village (1318).

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# Full Text of Housing Bills Signed By Governor Smith

## Drastic Measures Chiefly Affecting Landlords and Tenants Enacted by Special Session Which Became Laws Last Monday

[Explanatory Note—Matter in *italics* is new; matter in brackets [ ] is old law repealed.]

AN ACT to amend the code of civil procedure, in relation to summary proceedings to recover the possession of real property in cities of a population of one million or more and in cities in a county adjoining such a city.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Section twenty-two hundred and thirty-one of the code of civil procedure is hereby amended by inserting therein a new subdivision, to be subdivision one-a, to read as follows:

1-a. A public emergency existing, no proceeding as prescribed in subdivision one of this section shall be maintainable to recover the possession of real property in a city of a population of one million or more or in a city in a county adjoining such a city, occupied for dwelling purposes, except a proceeding to recover such possession upon the ground that the person is holding over and is objectionable, in which case the landlord shall establish to the satisfaction of the court, that the person holding over is objectionable; or a proceeding where the owner of record of the building, being a natural person, seeks in good faith to recover possession of the same or a room or rooms therein for the immediate and personal occupancy by himself and his family as a dwelling; or a proceeding where the petitioner shows to the satisfaction of the court that he desires in good faith to recover premises for the purpose of demolishing the same with the intention of constructing a new building, plans for which new building shall have been duly filed and approved by the proper authority; or a proceeding to recover premises constituting a part of a building and land which has been in good faith sold to a corporation formed under a co-operative ownership plan whereof the entire stock shall be held by the stockholders in proportion to the number of rooms occupied or to be occupied by them in such building and all apartments or flats therein have been leased to stockholders of such corporation for their own personal, exclusive and permanent occupancy to begin immediately upon the termination of any tenancy of the apartments or flats leased by them existing on the date when this subdivision takes effect.

In a pending proceeding for the recovery of real property in such a city on the ground that the occupancy holds over after the expiration of his term, a warrant shall not be issued unless the petitioner establishes to the satisfaction of the court that the proceeding is one mentioned in the exceptions enumerated in this subdivision.

This subdivision shall not apply to a new building in course of construction at the time this subdivision takes effect or commenced thereafter and be in effect only until the first day of November, nineteen hundred and twenty-two.

Sec. 2. This act shall take effect immediately.

AN ACT to amend the tax law in relation to the exemption from local taxation of new buildings planned for dwelling purposes.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Chapter sixty-two of the laws of nineteen hundred and nine, entitled "An act in relation to taxation, constituting chapter sixty of the consolidated laws," is hereby amended by inserting therein a new section, to be section four-b, to read as follows:

Sec. 4-b. Exemption of new buildings from local taxation. The legislative body of a county, or the legislative body of a city with the approval of the board of estimate and apportionment, if there be one in such city, or the governing board of a town, village or school district may determine that until January first, nineteen hundred and thirty-two, new buildings therein, planned for dwelling purposes exclusively, except hotels, shall be exempt from taxation for local purposes other than for assessments for local improvements during construction and so long as used or intended to be used exclusively for dwelling purposes, or if a building of four stories or more in height, used exclusively for dwelling purposes above the ground floor, provided construction was completed since April first, nineteen hundred and twenty, or, if not so completed, that construction be commenced before April first, nineteen hundred and twenty-two, and completion for occupancy be effected within two years after commencement, or if now in course of construction within two years after this section takes effect.

Sec. 2. This act shall take effect immediately.

AN ACT to amend the banking law, in relation to investment of public funds in bonds of the state land bank.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Chapter three hundred and sixty-nine of the laws of nineteen hundred and fourteen, entitled, "An act in relation to banking corporations, and individuals, partnerships, unincorporated associations and corporations under the supervision of the banking department, constituting chapter two of the consolidated laws," is hereby amended by inserting at the end of article three a new section to be section one hundred and forty-nine, to read as follows:

Sec. 149. Bonds legal investment for public funds. Bonds of the land bank of the state of New York shall be legal and valid investment for the sinking and trust funds of the state of New York or of any municipal corporation or political subdivision thereof.

Sec. 2. This act shall take effect immediately.

AN ACT to amend the code of civil procedure, in relation to summary proceedings to recover the possession of real property in cities of the first class and in cities in a county adjoining a city of the first class for default in the payment of rent.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Subdivision two-a of section twenty-two hundred and thirty-one of the code of civil procedure is hereby amended to read as follows:

2-a. No proceeding as prescribed in subdivision two of this section shall be maintainable to recover the possession of real property in a city of the first class or in a city in a county adjoining a city of the first class, occupied for dwelling purposes, [other than a room or rooms in a hotel, lodging house, or rooming house, under a lease or tenancy for one year or less or under any lease or tenancy commencing after this subdivision takes effect,] unless the petitioner alleges in the petition and proves that the rent of the premises described in the petition is no greater than the amount [paid by] for which the tenant was liable for the month preceding the default for which the proceeding is brought [or has not been increased more than twenty-five per centum over the rent

as it existed one year prior to the time of the presentation of the petition.] Nothing in this subdivision shall preclude the tenant from interposing any defense that he might otherwise have. The tenant may interpose the defense that the rent mentioned in the petition is unjust and unreasonable and that the agreement under which the same is sought to be recovered is oppressive, and if such defense be interposed, then the petitioner within five days after the filing of the answer or within such time as the court, judge or justice upon good cause shown may determine shall file with the clerk of the court a verified bill of particulars setting forth the gross income derived from the building of which the premises in question are the whole or a part; the number of apartments in the building and the number of rooms in each apartment; and the number of stores in such building; the rent received for each such apartment or store for the period of one year last past; the consideration paid by the landlord for the building, if he be the owner thereof, or if he be a lessee the rent agreed to be paid by him; the assessed valuation of the property and the taxes for the current year; the annual interest charge on any incumbrance paid by the landlord; the operating expenses with reasonable detail; and such other facts as the landlord claims affects his net income from such property. Issue shall be deemed joined until the filing of such bill of particulars. Upon the petitioner's failure to file said bill of particulars within the time limited, the court, judge or justice upon motion of the defendant shall dismiss the proceeding. This subdivision shall not apply to a room or rooms in a hotel containing one hundred and twenty-five rooms or more, or a lodging house, or rooming house, occupied under a hiring of a week or less. This subdivision as amended shall not apply to a new building in course of construction at the time this amendment take effect or commenced thereafter and shall be in effect only until the first day of November, nineteen hundred and twenty-two.

Sec. 2. This act shall take effect immediately.

AN ACT to amend chapter one hundred and thirty-six of the laws of nineteen hundred and twenty, entitled "An act in relation to defenses in actions based upon unjust, unreasonable and oppressive agreements for rent of premises occupied for dwelling purposes in cities of the first class or in cities in a county adjoining a city of the first class," generally.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Chapter one hundred and thirty-six of the laws of nineteen hundred and twenty, entitled "An act in relation to defenses in actions based upon unjust, unreasonable and oppressive agreements for rent of premises occupied for dwelling purposes in cities of the first class or in cities in a county adjoining a city of the first class," is hereby amended to read as follows:

Sec. 1. Unjust, unreasonable and oppressive agreements for the payment of rent having been and being now exacted by landlords from tenants under stress of prevailing conditions whereby the freedom of contract has been impaired and congested housing conditions resulting therefrom have seriously affected and endangered the public welfare, health and morals in certain cities of the state, and a public emergency existing in the judgment of the legislature by reason thereof, it shall be a defense to an action for rent accruing under an agreement for premises in a city of the first class or in a city in a county adjoining a city of the first class occupied for dwelling purposes[, other than a room or rooms in a hotel, lodging house or rooming house,] that such rent is unjust and unreasonable and that the agreement under which the same is sought to be recovered is oppressive.

Sec. 2. Where the answer contains the defense mentioned in section one of this act, the plaintiff within five days after the filing of the answer or within such time as the court upon good cause shown may determine, shall file with the clerk of the court a verified bill of particulars, setting forth the gross income derived from the building of which the premises in question are the whole or a part; the number of apartments in the building and the number of rooms in each apartment, and the number of stores in such building; the rent received for each such apartment or store for the period of one year last past; the consideration paid by the landlord for the building, if he be the owner thereof, or if he be a lessee the rent agreed to be paid by him; the assessed valuation of the property and the taxes for the current year; the annual interest charge on any incumbrance paid by the landlord; the operating expenses with reasonable detail; and such other facts as the landlord claims affect his net income from such property. Issue shall not be deemed joined until the filing of such bill of particulars. Upon the plaintiff's failure to file said bill of particulars within the time limited the court upon motion of the defendant shall dismiss the complaint.

Sec. 3[2]. Where it appears that the rent has been increased [more than twenty-five per centum] over the rent as it existed one year prior to the time of the agreement under which the rent is sought to be recovered, such agreement shall be presumptively unjust, unreasonable and oppressive.

Sec. 4[3]. Nothing herein contained shall prevent the plaintiff from pleading and proving in such action a fair and reasonable rent for the premises and recovering judgment thereof, or from instituting a separate action for the recovery thereof.

Sec. 5. If in an action against the occupant of premises for rent and for the rental of the use or occupation thereof, the plaintiff recovers judgment by default, the judgment shall contain a provision that if the same be not fully satisfied within five days after entry and service upon the defendant of a copy thereof, the plaintiff shall be entitled to the premises mentioned in the complaint and to the direction that a warrant shall issue commanding the sheriff, marshal or other officer charged by law with the duty of executing judgments to remove all persons therefrom.

Sec. 6. If in any action for rent or rental value, the issue of fairness and reasonableness of the amount demanded in the complaint be raised by the defendant, he must at the time of answering deposit with the clerk such sum as equals the amount paid as rent during the preceding month or such as is reserved as the monthly rent in the agreement under which he obtained possession of the premises. If the defendant fail to make such deposit, the court shall strike out the denial or defense raising such issue. Such deposit shall be applied to the satisfaction of the judgment rendered or otherwise disposed of as justice requires. Where a judgment is rendered for the plaintiff it shall contain a provision that if the same be not fully satisfied from the deposit or otherwise within five days after the entry, and service on the defendant of a copy thereof, the plaintiff shall be entitled to the premises described in the complaint and a



direction that a warrant shall issue commanding the sheriff, marshal or other officer charged by law with the duty of executing judgments to remove all persons therefrom.

Sec. 7. Whenever the court in which the action is brought has jurisdiction to vacate a judgment rendered upon default, it shall have power to open a default in an action mentioned in section five of this act to vacate, amend, correct or modify any process, judgment or warrant in furtherance of justice for any error in form or substance, and to grant a new trial upon any of the grounds for which a new trial may be granted by the supreme court in an action pending therein.

Sec. 8. In case of an appeal by the defendant, the execution of the judgment and warrant shall not be stayed, unless the defendant shall deposit with the clerk of the court the amount of the judgment and thereafter monthly until the final determination of the appeal an amount equal to one month's rental computed on the basis of the judgment. The clerk shall forthwith pay to the plaintiff the amount or amounts so deposited.

Sec. 9. This act shall not apply to a room or rooms in a hotel containing one hundred and twenty-five rooms or more, or to a lodging house or rooming house occupied under a hiring of a week or less.

Sec. 10[4]. This act as hereby amended shall not apply to a new building in the course of construction at the time this amendment takes effect or commenced thereafter and shall [take effect immediately and shall] be in force until November first, nineteen hundred and twenty-two.

Sec. 2. This act shall take effect immediately.

AN ACT to amend the code of civil procedure, in relation to summary proceedings to recover the possession of real property in cities of the first class and in cities in a county adjoining a city of the first class.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Title two of chapter seventeen of the code of civil procedure is hereby amended by adding thereto a new section, to be section twenty-two hundred and sixty-five-a, to read as follows:

Sec. 2265-a. Whenever the court in which the proceedings are brought has jurisdiction to vacate a final order rendered upon the default of the tenant, the court or a judge or justice thereof, may, pending a motion to vacate a final order rendered upon the default of the tenant, stay the execution of the warrant which was issued upon such default and shall, upon the vacation of such final order, vacate and set aside such warrant.

Sec. 2. This act shall take effect immediately.

AN ACT to amend the code of civil procedure, in relation to stays on appeal from final orders in summary proceedings.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Section twenty-two hundred and sixty-two of the code of civil procedure is hereby amended to read as follows:

Sec. 2262. Warrants; how stayed on appeal. Where an appeal is taken from a final order, awarding delivery of possession to the petitioner, which establishes that a lessee or tenant holds over, after a default in payment of rent, or after the expiration of his term, or from an order or judgment affirming such final order, the issuing and execution of the warrant may be stayed by the order of the county judge, and in the city and county of New York by a justice of the supreme court, or in any case by the appellate court or a justice thereof, upon the appellant's giving the security required to perfect the appeal, and to stay the execution of the order appealed from and also an undertaking to the petitioner in a sum and with sureties approved by a county judge or in the city and county of New York by a justice of the supreme court or in any case by the appellate court or a justice thereof to the effect that if, upon the appeal, a final determination is rendered against the applicant he will pay, if he holds over after a default in payment of rent, all rents accruing or to accrue upon the premises, or if there is no lease thereof, the value of the use and occupation of the premises subsequent to the institution of the special proceedings; or, if he holds over after the expiration of his term, that he will pay all costs and damages which the petitioner may suffer by reason of the stay herein provided for. The court or justice above referred to may grant such order with or without notice upon the filing of an undertaking approved by such court or justice in an amount equal to not less than three months' rent of the premises at the rate to which the appellant was liable as rent for the month immediately prior to the institution of the special proceeding. The petitioner may at any time before the appeal is actually heard apply to such court or justice to increase the security given by the appellant. Wherever in this section an undertaking is required to be given by the appellant in lieu thereof may at his election pay into court a sum of money equal to the amount of such undertaking. Where such appeal has been taken, prior to the enactment of this section as amended, from a final order awaiting delivery of possession to the petitioner on the ground that the tenant holds over after the expiration of his term, a stay may be granted provided such appeal be pending and the circumstances warrant the granting thereof.

Sec. 2. This act shall take effect immediately.

AN ACT to amend the code of civil procedure, in relation to the return day of precepts in summary proceeding to recover the possession of real property and the time of service thereof.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Section twenty-two hundred and thirty-eight of the code of civil procedure is hereby amended to read as follows:

Sec. 2238. Precept. The judge or justice, to whom a petition is presented, as prescribed in either of the foregoing sections of this title, must thereupon issue a precept, directed to the person or persons designated in the petition, as being in possession of the property, and requiring him or them forthwith to remove from the property, describing it, or to show cause, before him, at a time and place specified in the precept, why possession of the property should not be delivered to the petitioner, or, in the case specified in the last section, to the owner or landlord. The precept must be returnable, not less than [three] five nor more than [five] ten days after it is issued; except that, where the proceeding is taken, upon the ground that a tenant continues in possession of demised premises, after the expiration of his term, without the permission of his landlord, and the application is made on the day of the expiration of the lease, or on the next day thereafter, the precept may, in the discretion of the judge or justice, be made returnable on the day on which it is issued, at any time after twelve o'clock, noon, and before six o'clock in the afternoon.

Sec. 2. Subdivision three of section twenty-two hundred and forty of the code of civil procedure is hereby amended to read as follows:

3. Where service cannot, with reasonable diligence, be made, as prescribed in either of the foregoing subdivisions of this section, by affixing a copy of the precept and petition upon a conspicuous part of the property.

If the precept is returnable on the day on which it is issued, it must be served at least two hours before the hour at which it is returnable; in every other case, it must be served at least [two] five days before the day on which it is returnable.

Sec. 3. This act shall take effect immediately.

AN ACT to amend the penal law, in relation to wilful violation of the terms of a lease.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Section two thousand and forty of the penal law is hereby amended to read as follows:

Sec. 2040. Wilful violation of the terms of a lease. Any lessor, agent, manager, superintendent or janitor of any building, or part thereof, [who is required by the terms, expressed or implied, of any contract or lease to furnish] the lease or rental agreement whereof by its terms, expressed or implied, requires the furnishing of hot or cold water, heat, light, power, elevator service, [or] telephone service or any other service or facility to any occupant of said building, who wilfully or intentionally fails to furnish such water, heat, light, power, elevator service, [or] telephone service or other service or facility at any time when the same are necessary to the proper or customary use of such building, or part thereof, or any lessor, agent, manager, superintendent or janitor who wilfully and intentionally interferes with the quiet enjoyment of the leased premises by such occupant, is guilty of a misdemeanor.

Sec. 2. This act shall take effect immediately.

AN ACT to amend chapter one hundred and thirty-seven of the laws of nineteen hundred and twenty, entitled "An act in relation to summary proceedings to recover the possession of real property in cities of the first class or in cities in a county adjoining a city of the first class during the existing emergency," in relation to the application of such act.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. The title of chapter one hundred and thirty-seven of the laws of nineteen hundred and twenty, entitled "An act in relation to summary proceedings to recover the possession of real property in cities of the first class or in cities in a county adjoining a city of the first class during the existing emergency," is hereby amended to read as follows:

An act in relation to summary proceedings to recover the possession of real property in certain cities of the first class [or in cities in a county adjoining a city of the first class] during the existing emergency.

Sec. 2. Section one of such act is hereby amended to read as follows:

Sec. 1. Application. The provisions of this act shall apply only to a summary proceeding in a city of the first class having a population of one million or less [or in a city in a county adjoining a city of the first class] to recover the possession of premises occupied for dwelling purposes, other than a room or rooms in hotel, lodging house, or rooming house, upon the ground that the occupant is holding over and continuing in possession of the premises after the expiration of his term, without permission of the landlord, and shall govern such a proceeding notwithstanding the provisions of any general or special act inconsistent herewith. The relief hereby provided shall be in addition to relief provided by any other act the provisions of which are not inconsistent herewith. This act being emergency legislation, its provisions shall be liberally construed to carry out the intent thereof. *This act as amended shall not apply to a new building in the course of construction at the time this amendment takes effect or commenced thereafter.*

Sec. 3. This act shall take effect immediately and shall be in force until November first, nineteen hundred and twenty-two.

AN ACT to amend the code of civil procedure, in relation to actions to recover the possession of real property in certain cities and to repeal section fifteen hundred and thirty-one-a thereof.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Article one of title one of chapter fourteen of the civil procedure code is hereby amended by adding at the end a new section, to be section fifteen hundred and thirty-one-a, to read as follows:

§ 1531-a. A public emergency existing, on action as prescribed in this article shall be maintainable to recover the possession of real property in a city of a population of one million or more or in a city in a county adjoining such city, occupied for dwelling purposes, except an action to recover such possession upon the ground that the person is holding over and is objectionable, in which case the landlord shall establish to the satisfaction of the court that the person holding over is objectionable; or an action where the owner of record of the building, being a natural person, seeks in good faith to recover possession of the same or a room or rooms therein for the immediate and personal occupancy by himself and his family as a dwelling; or an action to recover premises for the purpose of demolishing the same with the intention of constructing a new building, plans of which new building shall have been duly filed and approved by the proper authority.

This section shall be in effect only until the first day of November, nineteen hundred and twenty-two.

§ 2. Section fifteen hundred and thirty-one-a of such code, as added by chapter one hundred and thirty-five of the laws of nineteen hundred and twenty, is hereby repealed.

§ 3. This act shall take effect immediately.

AN ACT to amend the code of civil procedure, in relation to the jurisdiction of justices of the peace in certain cities of the second class.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Section twenty-eight hundred and sixty-three of the code of civil procedure is hereby amended by inserting therein a new subdivision, to follow subdivision five, to be subdivision six, to read as follows:

6. In a city of the second class adjoining a city of the population of one million or more, a justice of the peace shall not take cognizance of a civil action for the recovery of rent or the rental value of real property or of a summary proceeding to recover the possession of real property.

§ 2. This act shall take effect immediately.

AN ACT to amend the Greater New York charter, in relation to use of the proceeds of bond issues.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Subdivision nine of section one hundred and sixty-nine of the Greater New York charter, as re-enacted by chapter four hundred and sixty-six of the laws of nineteen hundred and one, and last amended by chapter five hundred and eighty-nine of the laws of nineteen hundred and twenty, is hereby amended to read as follows:

9. For the repaving of streets to an amount not exceeding three million dollars, in any one calendar year.

Corporate stocks to be issued for purposes other than those hereinbefore in this section specifically enumerated, or for such purposes in excess of the amounts therein specified, shall be authorized by the board of aldermen, with the approval of the board of estimate and apportionment, as provided by section forty-seven of this act; provided, however, that whenever by existing provisions of law the commissioners of the sinking fund may be specifically authorized to provide for the issue of stocks or bonds, said authorization of the comptroller shall be made by said commissioners instead if said board of estimate and apportionment; and that nothing in this section contained shall affect the provisions of sections one hundred and eighty and two hundred and thirteen of this act;

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